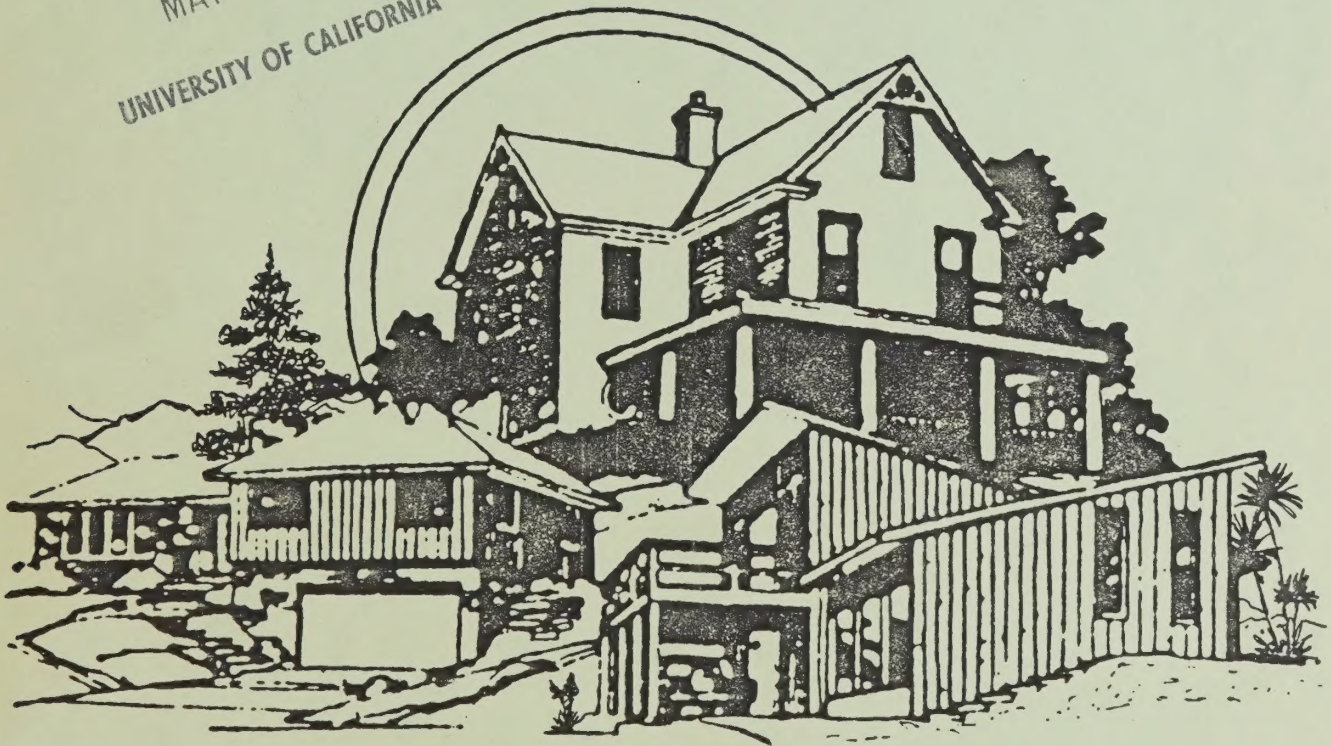


88 00575

✓ 5/28/87


San Bernardino County General Plan

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
MAY 27 1987
UNIVERSITY OF CALIFORNIA



HOUSING ELEMENT

1985 - 1990



Digitized by the Internet Archive
in 2024

<https://archive.org/details/C124892374>

COUNTY OF SAN BERNARDINO

BOARD OF SUPERVISORS

JOHN JOYNER - First District
CAL MC ELWAIN - Second District
BARBARA CRAM RIORDAN - Third District
GUS JAMES SKROPOS - Fourth District
ROBERT L. HAMMOCK - Fifth District (Chair)

PLANNING COMMISSION

KAREN BRISTOW
WILLIAM DE GROOT
RUSSELL EASTERDAY (Chair)
JAMES W. FOSTER
CHUCK JENNINGS
GAREY TEETERS
TIM KRANTZ
VIRNITA MCDONALD
PAUL POPE

LAND MANAGEMENT DEPARTMENT, OFFICE OF PLANNING

KENNETH C. TOPPING, Deputy Administrator
JOHN JAQUESS, Land Management Director
STEVE A. WILSON, Deputy Director
CHUCK BELL, Environmental Hearing Officer
MICHAEL O'NEILL, Senior Planner
JIM BIRCKHEAD, Senior Planner
MARILYN J. BEARDSLEE, Project Planner
TOM MALONE, Project Planner
MARLYN TAUB, Supervising Illustrator
EVA FITTS, Clerical Support
KIM KOZA, Clerical Support

**COUNTY OF SAN BERNARDINO, ENVIRONMENTAL PUBLIC WORKS AGENCY
LAND MANAGEMENT DEPARTMENT, OFFICE OF PLANNING
385 NORTH ARROWHEAD AVENUE, SAN BERNARDINO, CA 92415-0182
TELEPHONE: (714) 383-2148**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
i. EXECUTIVE SUMMARY	
I. GOALS, POLICIES AND RELATED HOUSING PROGRAMS	I-1
II. NEEDS ASSESSMENT	II-1
A. Countywide	II-1
B. RSA 28 - West Valley	II-55
C. RSA 29 - East Valley	II-89
D. RSA 30 - Mountains	II-121
E. RSA 31 - Baker	II-157
F. RSA 32A - Barstow	II-189
G. RSA 32B - Victorville	II-221
H. RSA 33 - Twentynine Palms	II-255
I. RSA 34 - Needles	II-289
III. MARKET CONSTRAINTS AND LAND INVENTORY	III-1
A. Countywide	III-1
B. RSA 28 - West Valley	III-23
C. RSA 29 - East Valley	III-25
D. RSA 30 - Mountains	III-29
E. RSA 31 - Baker	III-32
F. RSA 32A - Barstow	III-34
G. RSA 32B - Victorville	III-36
H. RSA 33 - Twentynine Palms	III-40
I. RSA 34 - Needles	III-43
IV. APPENDICES	IV-1
A. References	IV-1
B. Bibliography	IV-3
C. Technical Notes	IV-4
D. Procedural Requirements	IV-6
E. Housing Incentive Program (HIP)	IV-33
F. Proposed Small Lot Ordinance	IV-38
G. SCAG Letter of Acceptance	IV-53

EXECUTIVE SUMMARY

1985-1990 HOUSING ELEMENT UPDATE

EXECUTIVE SUMMARY

INTRODUCTION

The County of San Bernardino is the largest county in the continental United States. Within its boundaries are a wide variety of development types and housing needs. In addition to the urbanized areas in the West and East Valleys, there are the resort communities in the Mountains and parts of the desert, the retirement communities in Yucaipa, Yucca Valley, Morongo Valley, Joshua Tree, Apple Valley, and Needles. There are areas centered around military installations (Twentynine Palms, Fort Irwin and George Air Force Base) and farming communities (Newberry Springs and Daggett) and mining communities (Trona). Large portions of the land in the County are publicly owned by the Forest Service or the military. Environmental constraints and lack of infrastructure render many areas unsuitable or undesirable for development, at least for the short-term.

ORGANIZATION AND INITIATION OF UPDATE

The State Legislature has enumerated in Government Code Section 65302 seven elements that every city and county must include in its General Plan. The Housing Element is one of those mandated. It consists of goals, policies and programs for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the unincorporated County.

At the direction of the San Bernardino County Board of Supervisors, the Land Management Department, Office of Planning, initiated, coordinated and funded the Housing Element update.

State Law requires that local jurisdictions in the Southern California Association of Governments (SCAG) region update the Housing Elements of their General Plans by July 1, 1984, and every five years thereafter. The County of San Bernardino adopted the existing Housing Element Guidelines in January 1980 in conformance with the Housing Element Guidelines of 1977. Therefore, this conformance with the Housing Element not only updates the base data and evaluates the County's existing housing programs, but also adds certain sections to comply with the chapters in State law that have occurred since 1980.

STUDY FRAMEWORK

The organization of the Housing Element update follows Section 65583 of the Government Code, which delineates three basic components for a Housing Element:

- 1) "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs;
- 2) "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing;
- 3) "A program (that) sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available."

For ease of analysis and comparison of trends, this element divides the County into eight Regional Statistical Areas (RSA's). RSA's were developed by SCAG as aggregations of census tracts and county planning areas. The determinations were based on coterminous and manageable areas that were economically, socially and/or physically related. The area size (i.e., square miles) and population size are relatively the same for each RSA. (Figures 2a and 2b denote the County's Regional Statistical Areas.) Housing needs of each Regional Statistical Area are briefly discussed in separate sections. Section III summarizes trends in the whole County and compares RSA's. In this way, the particular housing needs of each subarea can be identified and the diversity of the County's population and development can be better addressed. A similar format is followed in the discussion of existing and proposed housing goals, policies, and programs.

The 1985-1990 Housing Element Update is divided into four sections.

The Executive Summary provides a general overview of the full document, as well as a summary of population and housing characteristics.

Goals, Policies and Related Housing Programs serves as a detailed guide for all County departments, cities and outside agencies. For example, the County Department of Housing and Community Development is involved in the implementation of the Housing Element policies and programs. The Department's various programs guided by the Housing Assistance Plan constitute implementation actions. In addition, the Department of Environmental Health

Services implements the Housing Element through its code monitoring and enforcement functions.

Needs Assessment responds to the State requirement for an assessment and inventory of population and employment trends, as well as household characteristics that include a level of payment compared to ability to pay, and housing characteristics that describe overcrowding and housing stock condition. Analysis of special housing needs, such as those of the disabled, elderly, large families, military and persons in need of emergency shelter, is also included.

Market Constraints and Land Inventory analyzes governmental and nongovernmental constraints to residential maintenance, improvement or development for all income levels. Governmental constraints are defined as land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Nongovernmental constraints include the availability of financing, the price of land, and the cost of construction (labor and materials).

In addition, this chapter analyzes the various environmental constraints to development that exist within the County. For example, steep slopes and fire hazards exist in the mountain regions, flash floods are evident in desert areas and seismic activity from the San Andreas and other faults are an environmental concern throughout the County. This chapter also provides an inventory of land suitable for residential development, including vacant sites available for infill, and an analysis of the relationship of zoning and public facilities and services to these sites.

The final draft of the 1985-1990 Housing Element was presented to the Planning Commission and the Board of Supervisors at the conclusion of community meetings, and Planning Commission workshops. Through public participation by groups and individuals, the Housing Element more fully reflects the concerns and needs of County residents. In addition, decisions can be made regarding preparation of the other six elements of the County's General Plan.

ISSUE STATEMENT

In 1980, the federal Census identified approximately 366,245 dwelling units in San Bernardino County, an increase of 28% from 1975. The Southern California Association of Governments (SCAG) forecasts that the County's housing supply will expand to an estimated 653,800 units by the year 2000. In order to meet the needs of all socioeconomic segments of the population, this housing supply must be affordable, varied (in terms of type and size of the unit), and conveniently located throughout the County.

In recent years, the cost of housing has increased at a faster rate than household income. Some economic groups cannot afford to enter the housing market and purchase a conventional home. This has created a greater demand for rental units and other housing alternatives. Decreasing family size and changing lifestyles also contribute to the need for a variety of housing types and sizes.

The unique characteristics of individual communities within the County must be considered when providing for affordable, varied housing. The age, condition, price range and type of existing housing is different within each community, as are the constraints and opportunities for new housing. Utilizing land use plans, regulations, standards, incentives and housing programs, the County can encourage the preservation of existing housing and the production of new housing in appropriate locations.

HOUSING GOALS

- C3-a: The development and maintenance of structurally sound, sanitary and attractive housing and living environments.
- C3-b: Provision of housing for varying income ranges and lifestyles.
- C3-c: To develop efficient, well-coordinated housing programs relevant to the county, and which meet the intent of all applicable state and federal laws.
- C3-d: A balance between housing and employment opportunities for all residents.
- C3-e: Sufficient infrastructure and services to accommodate existing and planned residential development.

HOUSING POLICIES (COUNTYWIDE)

- C3-a1: Encourage the further streamlining of governmental review and standards to assist in the reduction of housing costs.
- C3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.
- C3-a3: Promote property maintenance through information, training and health and safety code enforcement programs.
- C3-a4: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

- C3-b1: Stimulate the construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.
- C3-b2: Establish programs to prevent discrimination in housing.
- C3-b3: Distribute affordable housing throughout the County in accordance with population and income classifications of the County, to ensure that each community contains a range of housing types and prices appropriate to its location.
- C3-b4: Provide for a variety and balance of housing types and densities that match the lifestyles and population characteristics of the County's residents.
- C3-c1: Ensure coordination of all County housing-related activities.
- C3-c2: Utilize the County's automated data systems to GIM, develop, collect and maintain an RSA-specific data base to monitor the effectiveness of Housing Element programs.
- C3-c3: Monitor the success of all housing programs that are under the direction of the County Department of Housing and Community Development, the Administrator for Affordable Housing, and the County Housing Authority.
- C3-d1: Promote industrial and commercial development in areas of the County that have an adequate housing supply.
- C3-e1: Encourage residential development in areas of under-utilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

CONCLUSIONS

- 1) Population Change: San Bernardino County has grown continually since 1970. Most of the population increase occurred in areas adjacent to Los Angeles and Orange Counties, or within commuting distance of their employment centers. The largest numerical increase was in the West Valley region, but the greatest percent change was in the Mountains (80.4%), the Twentynine Palms region (67.9%) and the Victorville region (69.3%).
- 2) Housing Needs: Additional housing is required to accommodate the continuing influx of families as well as to meet the needs of existing residents. Existing residents are considered inadequately housed if they are paying more than they can afford, living in substandard units, or living in

overcrowded conditions. Most of these households are in lower income brackets. Planning staff has determined that approximately 60,000 housing units will need to be produced by 1990 in order to meet projected population growth.

- 3) Problem Areas: Normal operation of the housing market can be expected to produce the amount and type of housing necessary to accommodate growth, at prices affordable to moderate and upper income households. Analysis indicates that in most of the County housing affordable to lower income households is also being produced. The exceptions are the Mountain and West Valley regions. The market is not addressing the needs of very low income households at all. Therefore, the County's incentive programs are committed to focusing on the production of very low income housing throughout the unincorporated areas and on lower income housing in the Mountains and West Valley.
- 4) New Policies: Many new and/or revised housing policies and programs are included in this proposed Housing Element and can be reviewed in a previous subsection of the Executive Summary.
- 5) Opportunities and Constraints: Factors constraining the production of sufficient housing in a range of prices may be generally itemized as follows:
 - a) The availability and cost of land on which to develop housing;
 - b) The availability and cost of infrastructure and public services;
 - c) Environmental constraints (such as steep slopes, flood hazards, earthquakes faults, etc.);
 - d) The availability and cost of financing;
 - e) The availability and cost of materials and labor for housing construction;
 - f) Governmental constraints (such as zoning, permit processing delays, fees and assessments).

Many of these factors are interrelated and some are beyond the control of local officials. Because of the complexity of interrelationships among these factors, it is difficult to predict with true accuracy the timing and cost of future housing development. In general, however, San Bernardino County can sufficiently mitigate development constraints and therefore, has greater opportunities for housing construction than other nearby counties.

SUMMARY OF POPULATION AND HOUSING CHARACTERISTICS

San Bernardino County

20,160 sq. mi. - Total County
19,835 sq. mi. - Unincorporated County area
15,736 sq. mi. - Public lands
17 Incorporated cities

Statistical Division

8 Regional Statistical Areas
123 Census Tracts Countywide
74 Census Tracts unincorporated areas (includes split tracts)

POPULATION CHARACTERISTICS (COUNTYWIDE) (1970 and 1980 Census data)

	<u>1970</u>	<u>1980</u>	<u>DIFFERENCE</u>	<u>% CHANGE</u>
<u>Population</u>	684,072	895,016	210,944	30.8

Minority Pop.

Amer. Ind.	3,456	10,084	6,628	192.0
Black	29,250	47,813	18,563	63.5
Hispanic*	109,262	165,863	56,601	51.8
Asian	N/A	14,929	-	-

*Because of census methodology persons of Hispanic origin may be represented in several racial categories.

Age

Median	N/A	28.3	-	-
Under 19	257,604	286,711	29,107	11.3
Over 65	65,301	89,056	23,755	36.4

POPULATION ESTIMATE - 1984

Based on Population Research Unit, State of California Department of Finance

Total County	1,014,481
Total Unincorporated	360,775
Growth 1980 - 1984	119,465
Percent Growth 1980-1984	11.8

HOUSEHOLD CHARACTERISTICS (Countywide)

Based on 1970 and 1980 federal Census.

	<u>1970</u>	<u>1980</u>	<u>DIFFERENCE</u>	<u>% CHANGE</u>
<u>Total Households</u>	212,021	308,171	96,150	45.3
Handicapped	N/A	31,394	-	-
Elderly	N/A	55,300	-	-
Large*	48,855	43,678	(5,177)	(10.6)
Overcrowded**	19,316	17,426	(1,890)	(9.8)
Avg. Household Size	3.11	2.82	(0.29)	(9.3)

*5 or more persons

*1.01 or more persons per room

() negative

Household Income

<u>CATEGORIES</u>	<u>Income</u>		<u># of Households</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
Median Income	\$9,439	\$17,463		
Very Low Income less than	4,720	8,732	33,331	72,848
Low Income between	4,720-7,551	8,732-13,970	29,943	50,265
Moderate Income between	7,551-11,327	13,970-20,956	44,990	60,005
Upper Income more than	11,327	20,956	64,294	125,218
Below Poverty Level (by Federal categories)			17,094	28,482

HOUSING CHARACTERISTICS (Countywide)

	<u>1970</u>	<u>1980</u>	<u>DIFFERENCE</u>	<u>% CHANGE</u>
Dwelling Units	249,333	366,245	116,912	46.9
Housing Mix				
Single Family	216,110	277,505	61,395	28.4
Multiple Family	33,223	63,126	29,903	90.0
Mobilehomes	10,825	25,614	14,789	136.6
Vacancy Rate				
Available	37,910	57,493	19,583	51.7
Seasonal	N/A	29,403	-	-
Housing Condition				
Substandard Units	N/A	9,809	-	-
Need Replacement	N/A	1,991	-	-
Need Repair	N/A	7,818	-	-

DWELLING UNITS ESTIMATE

(Based on County Data Systems Section estimates)

1983 Dwelling Units (D.U.)	390,323
Increase in DU's 1980-84	20,168
% Increase in DU's 1980-84	5.4%
Average Population per DU	2.41

HOUSING MARKET (Countywide)

	<u>1978</u>	<u>1983</u>	<u>DIFFERENCE</u>
Median Housing Cost	\$65,000	\$74,200	\$9,200

PROJECTED HOUSING CHARACTERISTICS AND NEEDS (SCAG 82 Growth Forecast)

	<u>SCAG '82</u>	<u>COUNTY</u>
Projected Housing Needs (1984-1990)	59,278	59,192
Very Low Income	9,751	9,736
Low Income	13,539	13,519
Moderate Income	12,146	12,129
Upper Income	23,842	23,808
Projected Total DU's (Unincorporated area only)		192,544
Projected Substandard Units		5,983



Figure 1:
Regional Location

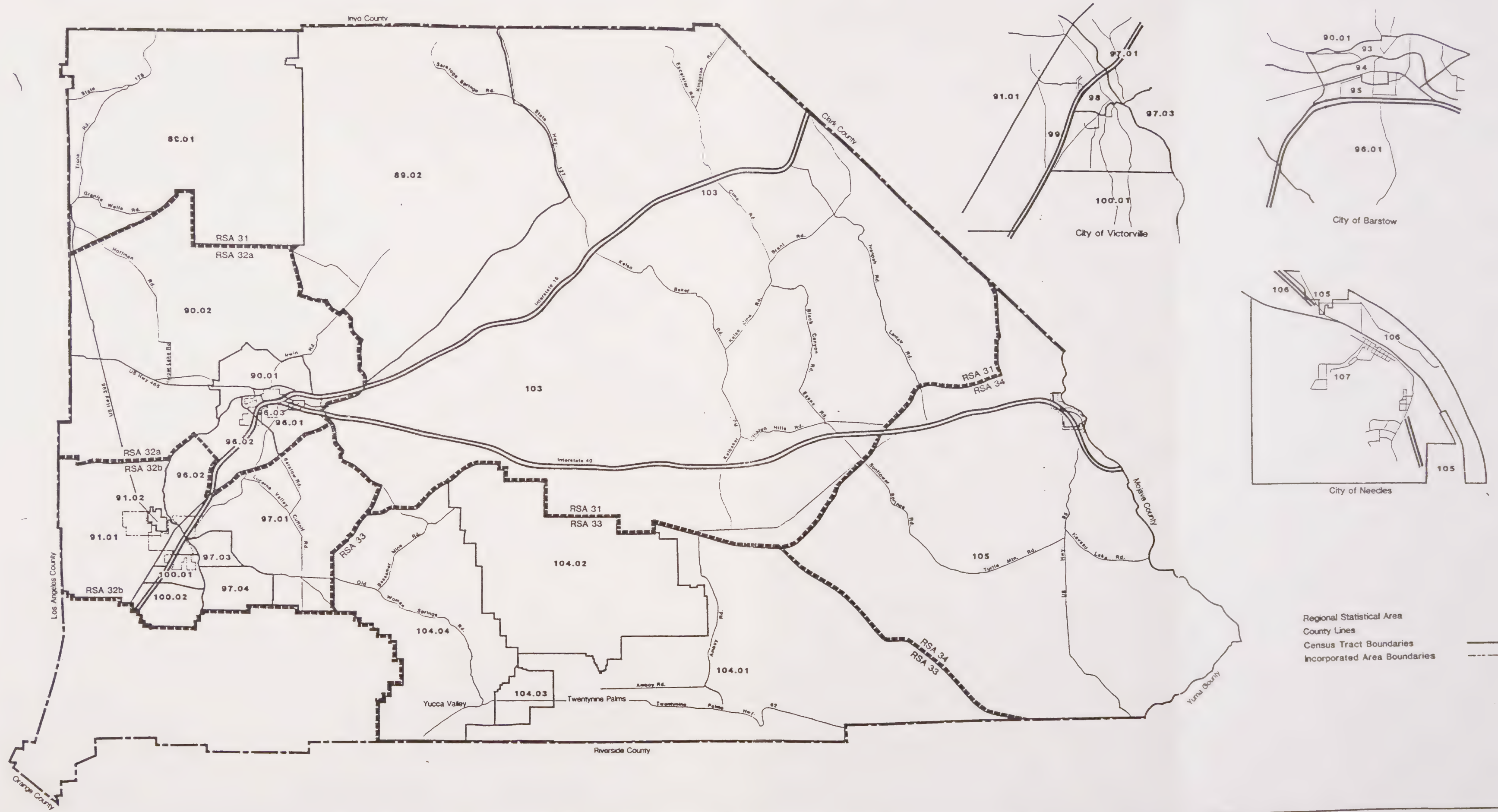


Figure 2B:
Regional Statistical Areas

SECTION I
GOALS, POLICIES
AND RELATED
HOUSING PROGRAMS

I. GOALS, POLICIES AND RELATED HOUSING PROGRAMS

San Bernardino County has developed a broad range of policies and programs to ensure the development of sufficient housing to accommodate population growth and to encourage the production of units in a range of prices affordable to all income groups. The county is committed to a continuation of these policies and programs. The goals and policies listed below utilize and augment those set forth in the 1980 Housing Element. Their format guides the variety of housing-related programs undertaken by the County.

The housing programs are designed to ensure the availability of a range of housing types in good condition and at prices affordable to all economic segments of the County. Each program is described below in relation to the specific goal and policy it is designed to implement.

Responsibility for administration of these housing programs is spread among several County agencies and departments, generally as follows:

Office of Planning	- Land use
Department of Housing and Community Development	- Community Development Block Grant funded programs; mortgage revenue bonds, etc.
County Housing Authority	- Public housing; Section 8; Rental assistance, etc.
Community Services Department	- Weatherization; energy conservation
Department of Environmental Health Services	- Minimum occupancy standards; health standards maintenance for sewer and water systems
Office of Building and Safety	- Building codes
Affordable Housing Administrator-	Advocate and liaison for proposed projects that include affordable housing; reviewer and analyst of existing programs and procedures to speed processing and cut housing costs.

Staff of these agencies have cooperated in the implementation of the programs described below and in the evaluation contained

in this element. Continued communication and cooperation is necessary to the achievement of the goals set for the 1985-1990 time period.

Funding for the County housing programs comes largely from the state and federal governments. Regulations governing the expenditure of these funds are set by the state or federal government, as the case may be, and continuation of the programs is subject to continued funding and local compliance with state and federal eligibility requirements. Since 1980, major changes have occurred in the types of programs funded and the funding levels for both state and federal housing programs.

The following programs that were listed in the 1980 Housing Element of the General Plan are no longer in existence and/or no longer funded:

- Section 8: New Construction
- Section 235: Home Ownership Assistance Program
- California Housing Finance Agency's Home Ownership: Home Improvement (HOHI) Program

Funding levels for the following programs have been greatly reduced:

- Section 8: Aftercare Rent Assistance
- Section 8: Moderate and Substantial Rehabilitation
- Section 202: Housing for the Elderly
- Section 312: Rehabilitation Loans
- Section 502: Farmers Home Administration Home-Ownership Assistance Program

As a result, the goals set by the County for the latter programs generally have not been met. Fluctuations in state and federal funding for housing programs will continue to have a major impact on the County's housing programs over the next five years. Projected accomplishments assume funding will continue at approximately current levels, although this could change. Therefore, the County has developed additional housing programs utilizing its powers and regulatory authority to augment state- and federal-funded programs. San Bernardino County will also continue to seek out and implement appropriate state- and federal-funded programs, because the County's resources to accomplish housing goals are limited.

A. PROPOSED PROGRAMS

The Goals and Policies of the Housing Element will be implemented through the Housing Programs. This section details the action items using the following descriptive outline:

- Objective: To what or whom the action item is directed
- Description: States what the action item will encompass.
- Funding: Manpower and funding impact of developing and implementing the action item.
- The County intends to implement all described housing programs subject to funding availability. Major manpower and fiscal commitments will be budgeted by the noted responsible departments, giving housing actions high priority.
- New dollars required; action item would need to be budgeted. A preliminary estimate of the time and dollars required is provided.
 - No additional funding required; currently provided for within County budget FY 1985-86.
- Implementation: Mechanism(s) through which the action item will be carried out
- Responsible Office/Department: The lead agency in implementing the action item.
- Target Date: Time period the action item will begin, subsequent to authorization of funding by the Board of Supervisors.

1. Countywide

GOAL C3-a: THE DEVELOPMENT AND MAINTENANCE OF STRUCTURALLY SOUND, SANITARY AND ATTRACTIVE HOUSING AND LIVING ENVIRONMENTS.

Policy C3-a1: Encourage the further streamlining of governmental review and standards to assist in the reduction of housing costs.

Housing

Program C3-a1(a): Integrate environmental review with the functions of the regional planning teams.

Objective: Reduction of processing time

Description: This merger would facilitate environmental review of projects by allowing the planners most familiar with the area to review the project. In addition, it would lessen intra-office handling, reduce duplication and promote coterminous public hearings.

Funding: Development and administration of this program will be funded through the existing budget of the Land Management Department.

Implementation: Amendment of Environmental Review Guidelines and internal administrative procedures

Responsible
Office/Department: Office of Planning

Target Date: FY 85-86

Housing

Program C3-a1(b): Review the Development Code regularly for possible revisions that would assist in creating more affordable housing.

Objective: Identification of ordinances nonessential to health and safety that act as contributing factors to the high cost of housing

Description: This program would analyze feasible methods to streamline governmental review and standards in order to reduce the monetary and time expenses associated with housing production. For example, the County proposes to allow an additional 10 feet and one story to multiple-family residential structures in

certain urbanized areas of the County where increased density might be needed.

Funding: Ongoing standard budget item, requiring approval for each fiscal year. Preliminary estimate: .10 staff year (\$3,100) yearly.

Implementation: Ongoing review of Development Code amendments over course of five-year period

Responsible
Office/Department: Office of Planning, Deputy Administrator for Affordable Housing

Target Date: Three times annually

Housing
Program C3-a1(c): Amend the Development Code and General Plan to facilitate establishment of independent senior citizen living centers, shared senior housing and group care homes.

Objective: Assist elderly and handicapped people

Description: Senior citizens and disabled persons often require a type of housing that is designed with their special needs in mind. In order to create an opportunity for the private sector to service this need, the County proposes to facilitate the development of design and location standards.

Funding: No additional funding required; item is provided for within current Office of Planning budget.

Implementation: Development Code and/or Community Plan amendments

Responsible
Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: FY 85-86

Housing
Program C3-a1(d): Develop criteria that give priority to permit processing, developer contracts and fee

waivers for lower income housing project proposals. Review and refine annually.

Objective: Streamline County review of affordable housing projects

Description: Criteria have been developed that take into account legal requirements for review of development applications, staff availability, and other considerations. This program will continue and will be reviewed/refined annually.

Funding: Ongoing standard budget item, requiring approval for each fiscal year. Preliminary estimate: .10 staff year (\$3,100) yearly.

Implementation: Review and refinement of the Office of Planning's policies and procedures

Responsible Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: Ongoing program

Housing Program C3-a1(e): Grant priority in permit processing for affordable housing applications.

Objective: Facilitate local government review of low and moderate income housing projects

Description: This program is continued from the 1980 Housing Element. On November 23, 1981, the Board of Supervisors appointed an Affordable Housing Administrator to assist developers in processing the necessary permits for projects containing housing set aside for low and moderate income households. The focus of this program is to speed approval of developments that include affordable housing and to develop means of reducing processing times and costs for all housing developments. Criteria were developed that took into account legal requirements for reviewing developments, availability of staff, and other considerations.

Funding: Ongoing standard budget item, requiring approval for each fiscal year. Preliminary estimate: 1.0 staff year (\$52,000)

Implementation: Completed and ongoing

Responsible
Office/Department: Deputy Director for Affordable Housing;
Office of Planning

Target Date: Ongoing program

Housing
Program C3-a1(f): Develop and adopt a special processing procedure for affordable housing projects with 5-19 dwelling units, which use General Plan bonus density programs.

Objective: Low/moderate income housing projects

Description: Per the County's Development Code, residential projects of 5-19 dwelling units allowed under both the zone classification and General Plan are normally permitted with administrative review. Staff has identified procedural difficulties with this approach, however, and to resolve this problem, a special processing procedure for these types of projects will be developed.

Funding: No additional funding required; item is provided for within current Office of Planning budget.

Implementation: Development Code and/or Community Plan amendments

Responsible
Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: FY 85-86

Housing
Program C3-a1(g): Develop a survey questionnaire for private sector developers to include with land development applications.

Objective: Feedback from residential land use developers

Description: The questionnaire would encourage comments and suggestions from the private sector developers as to how the County could more efficiently administer the application process. The questionnaire would request information on specific problems encountered by the applicant from his first meeting with the Public Counter personnel through the staff review and approval process.

Funding: No additional funding required; this item is provided for within current Office of Planning budget.

Implementation: Issuance of Standard Operating Procedure once survey forms are developed

Responsible Office/Department: Office of Planning

Target Date: FY 85-86

Housing Program C3-a1(h): Develop Master Environmental Impact Reports to facilitate the environmental review of housing projects in Community Plan areas.

Objective: All unincorporated areas of the County

Description: Develop master EIR's so that areas of critical environmental concern can be identified readily by staff and the public. This will encourage residential projects in areas where the environmental resources can support them and will further streamline the governmental review process. This may be included as part of a larger General Plan update program.

Funding: Proposed program would be included within budget for General Plan update, as currently proposed.

Implementation: Budget as policy item

Responsible Office/Department: Office of Planning

Target Date: FY 87-88

Policy C3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Housing

Program C3-a2(a): Develop an ordinance that in certain areas of the County would allow minimum 5,000 square foot lot sizes for single-family residential uses.

Objective: Single-family residential development

Description: This action would encompass an amendment to the Development Code that would permit 5,000 square foot lots for single-family residential developments in certain areas of the County where small lots would allow housing to be constructed at more affordable prices and that meets the criteria established in the proposed ordinance. (Reference Appendix F.)

Funding: Action item would need to be budgeted. Preliminary estimate: .05 staff year (\$1,550)

Implementation: Development Code amendment

Responsible

Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: FY 86-87

Housing

Program C3-a2(b): Further refine energy efficient design and siting guidelines that are responsive to local climatic conditions and to revisions of State law.

Objective: New subdivisions in the unincorporated County area

Description: Development of the design and siting guidelines would consider both passive and active means to conserve energy. For example, passive methods would be the orientation of streets, building design, solar access and land use patterns; active methods would include

changes in the Building Code to increase insulation requirements or to require energy-efficient heating and air conditioning systems.

Development Code standards would be individualized and administered through the Community Plans to ensure standards that are appropriate for each community. Specific design and siting standards would apply as appropriate to existing or new subdivisions.

Funding: Investigate the use of State Energy Commission Grant funds

Implementation: Development Code and/or Community Plan amendments

Responsible Office/Department: Offices of Planning and Building and Safety

Target Date: FY 86-87; ongoing in Community Plans

Housing Program C3-a2(c): Update the location and design criteria of the Mobilehome Park and Subdivisions portions of the Development Code (Division 9, Section 89 and Division 8, Section 88, respectively).

Objective: All new and existing mobilehome subdivisions and parks

Description: Design standards that respond to recently revised State requirements under Title 25 would guide the location and internal design of the subdivision and/or park. Appearance standards could also be included under this action item.

Funding: Program would need to be budgeted. Preliminary estimate: .10 staff year (\$3,100)

Implementation: Development Code and/or Community Plan amendments

Responsible Office/Department: Office of Planning

Target Date: FY 86-87

Housing

Program C3-a2(d): Continue to implement the standards and criteria adopted for the location of mobile-homes on individual lots, per County Code.

Objective: Mobilehomes on permanent foundations

Description: Retain compatibility of appearance and location standards and guidelines by which mobilehomes can be placed on individual lots.

Funding: None

Implementation: Development Code and/or Community Plans

Responsible

Office/Department: Office of Planning, Department of Environmental Health Services and Office of Building and Safety

Target Date: Ongoing program

Housing

Program C3-a2(e): Explore the feasibility of adopting subdivision design performance guidelines that would allow reduction in either fees or normally required improvements for small-lot subdivisions (i.e., those covered in the proposed ordinance, referenced here as Appendix G of this document).

Objective: Enhance construction of small-lot subdivisions that use General Plan housing density allotments.

Description: The County needs to ensure that small-lot subdivisions continue to operate and fulfill the needs of the intended groups without adversely impacting the areas in which they are located. This program would include identifying alternative methods of allowing reduction of required improvements and fees where judged appropriate. This program does not impose architectural design controls.

Funding: Program would need to be budgeted. Preliminary estimate: .30 staff year (\$9,300).

Implementation: Development Code and/or Community Plan amendments.

Responsible
Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: FY 86-87

Housing
Program C3-a2(f): Continue to allow for temporary dependent housing, per Section 87.2105 of the County Development Code.

Objective: Elderly or disabled persons

Description: Continue to allow dependent housing as an accessory use to any permitted single-family residential primary land use provided that (1) only one primary residential unit currently occupies the site, and (2) the dependent housing unit is occupied by no more than two adults who:

- Have reached the age of 60; or
- Are dependents of the residents of the principal unit; or
- Are court-appointed conservatees of a resident of the principal unit.

Funding: Administration costs are minor

Implementation: Development Code was amended and the program is ongoing

Responsible
Office/Department: Department of Environmental Health Services

Target Date: Ongoing program

Housing
Program C3-a2(g): Continue to designate Special Development (SD) zones where design constraints (such as slope instability or flooding) have been identified. SD classification will encourage efficient land development by requiring the

project to be reviewed by Planning staff through the planned development application process.

Objective: Residential development of design-constrained areas

Description: The Planned (Special) Development is a combination of development and regulatory processes that provide greater design flexibility than conventional development regulations, thereby achieving a more economical and efficient land use. The County's basic health, safety and general welfare objectives must be weighed against the developer's objectives. Special Development zones protect environmentally sensitive and/or hazardous areas and encourage creative and innovative housing development.

Funding: Program would need to be budgeted. Preliminary estimate: .05 staff year (\$1,550)

Implementation: Development Code and/or Community Plan amendments

Responsible
Office/Department: Office of Planning

Target Date: FY 87-88

Housing
Programs C3-a2(h): Prepare an analysis of various subdivision designs that, under certain environmental situations, could be utilized for residential development.

and

C3-a2(i): Establish guidelines for subdivision designs for small-lot subdivisions that are compatible with, and blend into, the natural environment and its resources while minimizing potential adverse environmental impacts.

Objective: All residential developments (new and rehabilitated)

Description: An analysis would be made of various subdivision designs of small-lot subdivisions

for all generalized environmental situations within the County. Options would be identified that would minimize potential adverse environmental impacts. Examples include variable setbacks and rooflines, as well as landscaped buffer zones. Designs that are identified as favorable to the area's environment would be favored by County planning staff in residential development applications, particularly as they pertain to small-lot housing projects. This program does not impose architectural design controls.

Funding: Program would need to be budgeted. Preliminary estimate: .20 staff years (\$6,200)

Implementation: Development Code and/or Community Plan amendments

Responsible
Office/Department: Office of Planning

Target Date: FY 86-87

Housing
Program C3-a2(j): Explore the feasibility of an amendment to the Development Code that would permit senior citizen housing developments to be exempted from payment of school impaction fees.

Objective: All qualifying senior citizen housing developments.

Description: Efforts to encourage housing developments that meet the special needs of senior citizens would be enhanced by exempting these developments from school impaction fee requirements. Since senior citizens are not direct contributors to education expenses, this exemption is justified.

Funding: Program would need to be budgeted. Preliminary estimate: .10 staff year (\$3,100).

Implementation: Development Code and/or Community Plan amendments.

Responsible
Office/Department: Office of Planning

Target Date: FY 86-87.

Housing
Program C3-a2(k): Adopt an energy ordinance that would identify alternative designs and techniques for minimizing energy costs, and promote these designs and techniques through land use regulations.

Objective: All unincorporated areas of the County

Description: The County is in the process of drafting an energy ordinance. The ordinance addresses solar orientation and insulation requirements of residential units that would best reduce energy costs used by the units. A draft of this ordinance is being reviewed and is proposed for adoption in early 1986. It will respond to the recently revised requirements in Title 24 of the State Building Code. This program does not impose architectural design controls.

Funding: Incorporated in Office of Planning budget for FY 85-86

Implementation: Development Code, General Plan and Community Plan amendments

Responsible
Office/Department: Office of Planning

Target Date: FY 85-86

Housing
Program C3-a2(1): Lobby both the state and federal governments for programs and funding that recognize the effects of climate on housing.

Objective: State and federal governments

Description: Through letters of support and resolutions by the Board of Supervisors, show support for legislation that encompasses this housing program.

Funding: Incorporated as part of Environmental Public Works Agency's budget

Implementation: Letters of support, resolutions drafted by the Board of Supervisors

Responsible
Office/Department: Environmental Public Works Agency

Target Date: Ongoing program

Policy C3-a3: Promote property maintenance through information, training and health and safety code enforcement programs.

The following seven Housing Programs are current and ongoing actions in support of the above Policy, as implemented primarily by the County Department of Environmental Health Services.

Housing
Program C3-a3(a): Continue the voluntary occupancy inspection program available to prospective buyers of residential property, and increase public awareness of this program.

Objective: All prospective buyers of residential property within the County

Description: The County Environmental Health Services Department examines residential dwellings to verify that they are safe and sanitary. The County Rehabilitation Guide is used in making inspections.

Funding: Inspection fees are charged to cover program costs

Implementation: Through an inspection program

Responsible
Office/Department: Environmental Health Services Department

Target Date: Ongoing program

Housing
Program C3-a3(b): Utilize Section 17299 of the California Revenue and Taxation Code as a health and safety code enforcement tool for rental units

inspected by the Environmental Health Services Department.

Objective: Dwelling units whose owners do not comply with Environmental Health Services Department requests for the upgrading of a structure

Description: The Environmental Health Services Department will inspect property using the County Rehabilitation Guide. Owners of property that does not meet County health standards can be denied income tax deductions, thus providing financial incentive to rehabilitate the structure.

Funding: Incorporated as part of Department's budget

Implementation: The Environmental Health Services Department is responsible for reporting all owners of substandard property to the federal Department of Internal Revenue Service

Responsible
Office/Department: Environmental Health Services

Target Date: Ongoing program

Housing
Program C3-a3(c): Inform all owners of residential units cited for health and safety violations of resources available through the Department of Housing and Community Development for structure rehabilitation.

Objective: All owners of substandard residential units throughout the unincorporated County area

Description: The Environmental Health Services Department directs interested owners of substandard units to the County Department of Housing and Development, who in turn offers information and assistance on funding programs available for housing rehabilitation.

Funding:

Implementation: Through coordination between departments

Responsible
Office/Department: Environmental Health Services and Housing and
Community Development

Target Date: Ongoing program

Housing
Program C3-a3(d): Inspect rental units in conjunction with the
Rent Supplement program. Integrate this
service with the Housing Authority to ensure
subsidized rentals meet Code requirements.

Objective: Provide safe and sanitary housing to
lower-income households

Description: This is an expansion of an ongoing program
wherein the Environmental Health Services
Department verifies that housing provided to
lower-income households by the Housing
Authority meets basic safety and sanitation
requirements of the Uniform Housing Code and
County Rehabilitation Guide.

Funding: Standard budget item requiring annual budget
allocation, plus possible Community Development
Block Grant funds

Implementation: Coordination between the responsible agencies

Responsible
Office/Department: County Department of Housing and Community
Development, Housing Authority, Environmental
Health Services

Target Date: Ongoing program

Housing
Program C3-a3(e): Investigate means of conducting periodic
rental-unit inspections to ensure safe and
sanitary living conditions.

Objective: Maintenance and preservation of rental
housing stock

Description: Explore various procedures, time frames,
funding mechanisms and other items related to
the inspection of apartment houses.

Funding: Incorporated as part of Department's current budget

Implementation: The Environmental Health Services Department will research various means of conducting inspections

Responsible
Office/Department: Environmental Health Services

Target Date: FY 86-87

Housing
Program C3-a3(f): Promote the information services of the Housing Authority and Department of Housing and Community Development, one function of which is to provide outreach, counseling, and information on fair housing and landlord-tenant laws, and housing assistance programs.

Objective: All residents of the County needing housing information

Description: This action would expand an existing program that gives aid to County residents who require housing-related information. Such information would consist of referring individuals with complaints to the appropriate agency, assisting individuals in finding adequate housing and providing other help as required.

Funding: Incorporated as part of Department's current budget

Implementation: Though housing programs

Responsible
Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing
Program C3-a3(g): Use and update the County Rehabilitation Guide for inspection of existing renter- and

owner- occupied dwelling units to allow economical and safe rehabilitation of housing.

Objective: Renovation of substandard housing

Description: The Environmental Health Services Department will periodically review the County Rehabilitation Guide, incorporating all new procedures and methods that would aid in rehabilitating the County's housing stock. The Guide was designed as a tool for enforcement of the County's abatement program, which requires upgrading or eliminating substandard and unsafe structures.

Funding: Incorporated as part of Department's current budget

Implementation: Through staff review

Responsible Office/Department: Environmental Health Services

Target Date: Ongoing program

Policy C3-a4: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Housing
Program C3-a4(a): Encourage and assist local lending institutions in implementing the Community Reinvestment Act of 1977.

Objective: Participation by all Savings and Loan Associations in the County

Description: Coordinate and distribute information to those lending institutions that participate in the 1977 Community Investment Act. Such information would include definition of neighborhoods in need of rehabilitation to those lending institutions that implement the Community Investment Act.

Funding: Incorporated as part of Department's current budget

Implementation: Staff coordination of activity

Responsible
Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing
Program C3-a4(b): Lobby both the federal and state governments to use funding for the rehabilitation of rental units that is presently available only for the rehabilitation of single-family owner-occupied detached housing.

Objective: Federal and state government funding programs

Description: The County Department of Housing and Community Development would request the Board of Supervisors to adopt resolutions and/or write letters of support.

Funding: Minor staff hours and fiscal requirements

Implementation: Coordination with state agencies

Responsible
Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing
Program C3-a4(c): Fund the Repair Program Service Grant to assist both the elderly and the physically disabled in maintenance of their residential units.

Objective: Seniors and the physically disabled

Description: This is an expansion of an existing program whereby seniors and the physically disabled can apply for federal and state funds to aid in repair of their homes.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .05 staff year (\$1,550) annually

Implementation: Through federal and state government funding programs

Responsible
Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

GOAL C3-B: PROVISION OF HOUSING FOR VARYING INCOME RANGES AND LIFESTYLES.

Policy C3-b1: Stimulate the construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Housing
Program C3-b1(a): Continue to promote the use of the Housing Incentive Program. HIP provides density bonuses of up to 100% of the densities shown on the General Plan map for projects in which units are reserved for, and affordable to, low and moderate income households (as defined in Government Code Section 65915, Chapter 4.3)

Objective: All new residential developments of five or more units within the unincorporated County areas

Description: This program is continued from the 1980 Housing Element. Through its bonus density program, the County encourages affordable housing of the County. Bonus densities of up to 100% of the densities shown on the General Plan map are offered to developers of projects in which are reserved for, and affordable to, low and moderate income households. The density bonus for a specific development depends upon the density designation of the General Plan regional land use map, availability of public services and facilities, natural resource constraints, compatibility with adjacent land uses, community goals and objectives, and the need for affordable housing within the community. The current

program is being reviewed in order to determine whether HIP should focus more specifically on those areas with special housing needs.

The following housing types shall be encouraged for the use of these bonus densities:

Moderate II - Single-family attached and apartments
Moderate I - Single-family detached and attached; apartments
Lower - Single-family detached and attached

Application of this program is encouraged for clustered development that minimizes impacts on existing infrastructure, services, and surrounding land development.

Funding: Ongoing standard budget item, requiring approval for each fiscal year. Preliminary estimate: .10 staff year (\$3,100)

Implementation: Bonus density allowance would be determined through Community Plans, Development Code and/or a case-by-case basis

Responsible Office/Department: Deputy Administrator for Affordable Housing; Office of Planning

Target Date: Ongoing program

Housing
Program C3-b1(b): Explore the feasibility of amending the HIP formula used to determine sales price or rental rates for each income group such that it is modified to reflect specificity on a Regional Statistical Area (RSA) basis. The formula used to determine supply and availability also should be made RSA-specific.

Objective: All new residential developments within the unincorporated County area

Description: The currently adopted Housing Incentive Program is categorized to cover two regions: (1) the West Valley and Mountains, and (2) the East Valley and Desert. As the updated Housing Element now indicates, however, housing requirements should be addressed on a Regional Statistical Area (RSA) basis. The County is now developing a data base through its geobased information mapping system that

could possibly accommodate this modification. A tiered system of formulas could be devised that would determine the cost of affordable housing based on the median income and compared to the median housing costs within each RSA. This tiered system would address housing on a "for-sale" and "for-rent" basis and would analyze the relationship of income and ability to pay.

Funding: Currently provided for in County budget

Implementation: HIP revisions

Responsible Office/Department: Deputy Administrator for Affordable Housing; Office of Planning

Target Date: FY 86-87

Housing Program C3-b1(c): Explore feasibility of allowing incentives other than bonus density programs to encourage residential development on infill properties.

Objective: All infill properties (which are defined as those fully serviced, generally underutilized and designated on the General Plan Land Use Map as residential)

Description: This program would apply to regions of the County clarified at the RSA level. The offered incentives would depend on criteria such as the following:

- A mixture of residential types and densities within 1/2 mile on two or more sides.
- Availability of adequate public services and facilities. The project shall not exceed the Development Capacity of the site.
- The need for housing within the community.
- Compatibility with community goals and objectives.

This program would not take effect until the adoption of development and review standards.

Funding: Program would need to be budgeted. Preliminary estimate: .25 staff years (\$7,750)

Implementation: Development Code and/or Community Plan amendments

Responsible Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: FY 86-87

Housing Program C3-b1(d): Explore all feasible methods to ensure that HIP-supplied dwelling units are affordable to low- and moderate-income households for initial sales and for initial and subsequent rentals.

Objective: HIP-provided housing

Description: This program would further refine the current means whereby affordability is ensured for developments under the Housing Incentive Program guidelines. Methods might include: contracts, lease agreements, or other legal instruments to ensure the dwelling units are sold and rented in an "affordable" price range.

Funding: Ongoing standard budget item requiring approval for each fiscal year. Preliminary estimate: .10 staff year (\$3,100)

Implementation: Legal instruments

Responsible Office/Department: Office of Planning; Deputy Administrator for Affordable Housing

Target Date: Ongoing program

Housing Program C3-b1(e): Amend the Housing Incentive Program to allow bonus densities or other optional incentives to developers who agree to provide at least

33% of their total dwelling units in a condominium conversion project to low- and moderate-income families.

Objective: Housing available for sale to low- and moderate-income families

Description: Per Section 65915.5 of State Government Code, bonus densities or other equivalent-value incentives are permitted for condominium conversion projects, if the developer agrees to provide at least 33% of the total units to low and/or moderate income households. This County program would implement the above-referenced section of the Government Code.

Funding: Program has been included in County FY 85-86 budget

Implementation: Development Code and/or Community Plan amendments

Responsible Office/Department: Deputy Administrator for Affordable Housing; Office of Planning

Target Date: FY 85-86

Housing Program C3-b1(f): Amend the Housing Incentive Program to allow for bonus densities or other optional incentives for senior citizen housing and housing accessible by disabled persons.

Objective: Housing for senior citizens and the physically disabled

Description: Senior citizen housing is a specialized type of multi-family housing that caters to the needs of ambulatory persons of qualifying age who cannot or choose not to live alone. They are no longer able to maintain independent households and need the companionship of others to remain active and alert.

Senior citizen apartments can be much smaller than family units - essentially, efficiency apartments. Typical developments in the County have units that are from 400 square

feet to 800 square feet. Because of their age and infirmities, many seniors no longer drive and instead rely on public transportation. As a result, parking requirements can be reduced.

Funding: Program would need to be budgeted. Preliminary estimate: .05 staff year (\$1,550)

Implementation: Development Code and/or Community Plan amendments

Responsible Office/Department: Deputy Administrator for Affordable Housing; Office of Planning

Target Date: FY 86-87

Housing Program C3-b1(h): Utilize and expand all appropriate federal and state assisted housing programs according to the Housing Element's five-year housing program and the Housing Assistance Plan (HAP).

Objective: To obtain state and federal funds for housing

Description: Coordinate all programs that are eligible to receive state and/or federal funding with the Housing Element and the Housing Assistance Plan.

Funding: Standard budget item requiring approval of budget on ongoing basis. Preliminary estimate: .25 staff year (\$7,775) annually

Implementation: Requests for funding

Responsible Office/Department: Department of Housing and Community Development; Community Services Department; and Housing Authority

Target Date: Ongoing program

Housing Program C3-b1(i): Use local notes and bonds at an amount to be determined by HAP and County Department of

Housing and Community Development for the construction of new affordable rental units.

Objective: All new construction of rental units

Description: Generate funds for the construction of affordable rental units through local notes and bonds. Funds would be used to implement existing OCD housing goals identified in the Housing Assistance Plan.

Funding: Incorporated as part of current Housing and Community Development budget

Implementation: Through issuance and sale of bonds and disbursement of funds

Responsible Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing
Program C3-b1(j): Continue home purchase assistance to current and prospective homeowners under low interest rate programs, administered by CHFA and FHA, according to the Five-Year Housing Plan.

Objective: Prospective homeowners who qualify under a governmental housing assistance program

Description: Continuation of an existing program through the Office of Community Development. (See Chapter B of this Section for further description.)

Funding: Incorporated as part of current Housing and Community Development budget

Implementation: The County Department of Housing and Community Development reviews low-interest housing loan applications and makes determinations on who qualifies

Responsible Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing
Program C3-b1(k): Use federal and state funding programs to assist mobilehome purchase and rental.

Objective: Prospective mobilehome owners and renters

Description: The County Department of Housing and Community Development will pursue state and federal funding sources and distribute them in accordance with regulations governing the funding.

Funding: Incorporated as part of current Housing and Community Development budget

Implementation: Through the establishment and implementation of programs

Responsible
Office/Department: County Department of Housing and Community Development and Housing Authority

Target Date: Ongoing program

Housing
Program C3-b1(l): Identify and use surplus public land to assist in the provision of housing that is affordable to lower income groups.

Objective: Affordable housing sites

Description: The County would investigate exchanging County-owned land in non-serviced areas for land sites that where existing public services are available, or where there are greater needs for affordable housing. The sites would be used for construction of affordable housing.

Funding: Community Development Block Grant funds

Implementation: Through a land exchange program

Responsible
Office/Department: County Department of Housing and Community Development; and Office of Planning; Deputy Administrator for Affordable Housing

Target Date: Ongoing program

Housing
Program C3-b1(m): Amend the Housing Incentive Program such that it would encourage the phasing of affordable housing in large planned unit developments when the General Plan bonus density program has been implemented.

Objective: All future multi-phased housing developments that include affordable housing

Description: All multi-phased affordable bonus density residential development projects would be encouraged to include affordable housing proportionately with market rate housing for each phase. The current practice of constructing all of the affordable units during the last phase would be discouraged. In addition, all home buyers would be required to acknowledge in writing they are aware that affordable housing will be constructed in that development.

Funding: Currently provided for in County budget

Implementation: Through the approval process for projects, Planned Unit Developments and other housing projects; Development Code amendment

Responsible
Office/Department: Deputy Administrator for Affordable Housing; Office of Planning

Target Date: FY 86-87

Housing
Program C3-b1(n): Provide information and assistance to help relocate displaced individuals, including former residents of units converted from renter to owner occupancy status.

Objective: Displaced individuals needing housing information

Description: This is an ongoing program that provides housing information and assistance to displaced County residents. The California State Housing and Community Development Department has adopted by emergency regulation, Subchapter 12 of Chapter 7, Part 1 of Title 25, California Administrative Code, the "Emergency Shelter Program," to assist homeless persons. The State has allocated a portion of the total appropriation based on a formula (number of persons unemployed and number of persons living in poverty). The monies can be used for rehabilitation, renovation and expansion of existing facilities; site acquisition, equipment purchase; vouchers; one-time rent to prevent eviction; and administration.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .05 staff year (\$1,550) annually

Implementation: Through approval process for condominium conversion projects and through studies and acquisition of property following federal- and/or state-mandated requirements

Responsible Office/Department: Real Property Division of Engineering Contract Services Department and Office of Planning

Target Date: Ongoing program

Housing Program C3-b1(o): Coordinate with housing officers of the region's military bases to assist in the provision of sufficient, housing in the vicinity of military bases in order to meet the housing needs of the junior-ranking military personnel.

Objective: Generate construction of affordable housing units for military personnel

Description: Junior grade military personnel who are stationed at air bases throughout the County have special housing needs that are currently

not being met. Because the salary of housing allowances for these personnel is lower than the County's median income, methods to produce low-cost housing in areas adjacent to the military bases need to be identified and implemented.

Funding: Action item would need to be budgeted.
Preliminary estimate: .10 staff year (\$3,100)

Implementation: Through interaction of County and federal housing programs

Responsible
Office/Department: County Department of Housing and Community Development; County Housing Authority; Deputy Administrator for Affordable Housing

Target Date: FY 87-88

Policy C3-b2: Establish programs to prevent discrimination in housing.

Housing
Program C3-b2(a): Fund fair housing education and counseling programs that promote antidiscrimination laws for purchased or rented dwelling units.

Objective: Individuals who have been or are discriminated against when attempting to purchase or rent a dwelling unit

Description: The County will fund fair housing education and counseling programs that provide equal housing purchase or rental opportunities to all individuals requesting this information.

Funding: Minor staff and fiscal requirements

Implementation: Coordination with State agencies

Responsible
Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Housing

Program C3-b2(b): Give priority to low interest rehabilitation loans for multi-family developments where at least 10% of the units are specifically designed for accessibility by the physically disabled.

Objective: All multi-family developments eligible for low-interest rehabilitation loans

Description: Multi-family developments where 10% or more units are designed for accessibility by the physically disabled will be given first priority when evaluating applications for low-interest rehabilitation loans.

Funding: Minor staff and fiscal requirements

Implementation: Through administration of the rehabilitation loan program

Responsible

Office/Department: County Department of Housing and Community Development

Target Date: Ongoing program

Policy C3-b3: Distribute affordable housing throughout the County in accordance with population and income classification of the County, such that each community would contain a range of housing types and prices appropriate to its location.

Housing

Program C3-b3(a): Recognize the fair-share allocation as targets for the equitable distribution of affordable housing among the cities and counties of southern California.

Objective: Fair-share allocation of affordable housing

Description: The Regional Housing Allocation Model (RHAM) figures have been analyzed to ensure that the data and conclusion are compatible with San Bernardino County data and projections. RHAM was developed by the Southern California Association of Governments (SCAG) in April 1983, and was protested by the County because it proposed that the County accommodate 43%

lower income households, which was 3% above the SCAG regional average. Upon review by SCAG, the RHAM was accordingly amended to enhance Fair Share in the region. Distribution of the total housing need for the unincorporated areas of the County was done by local staff using a formula based on growth rates the County has been experiencing in each RSA. Refer to Table 31, Section II, for specific allocations.

Funding: Currently provided for in County budget

Implementation: Standard budget item

Responsible Office/Department: Office of Planning and County Department of Housing and Community Development; Deputy Administrator for Affordable Housing

Target Date: FY 85-86

Housing Program C3-b3(b): Use the Housing Assistance Plan (HAP) as a guide to identifying the existing inventory as well as proposed locations for affordable housing.

Objective: All new residential construction

Description: The County Department of Housing and Community Development will define affordable housing needs by Community Plan area so that provisions (density bonus programs, land use districts) for affordable housing can be included in Community Plans as they are developed. The Department of Environmental Health Services would be responsible for conducting community surveys of rehabilitation needs.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .25 staff years (\$7,750)

Implementation: Through the Community Plan process following the guidelines set forth in the HAP.

Responsible
Office/Department: County Department of Housing and Community Development, office of Planning and Department of Environmental Health Services

Target Date: Ongoing program

Housing
Program C3-b3(c): Require that each Community Plan recognize and encourage affordable housing units commensurate with identified housing needs.

Objective: All unincorporated areas of the County

Description: Direct and encourage the construction of affordable housing in communities according to fair-share allocations and individual community needs, goals and objectives. The community plan would designate appropriate sites through land use districts, bonus programs and other means. Community Plans shall be consistent with the Housing Element and Community Plan areas to meet the local housing needs. Community Plans currently adopted are: Bloomington, Oak Glen, Yucaipa, East Loma Linda/West Redlands, Crest Forest, Hilltop, Lake Arrowhead, Lytle Creek, West Valley Foothills, Morongo Valley, Yucca Valley, and Joshua Tree. Chino Hills is currently the only Specific Plan in the County. Community plans currently budgeted are Bear Valley, Highland, Hesperia, Newberry Springs and Twentynine Palms.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .10 staff year (\$3,100) annually

Implementation: Through the community plan process

Responsible
Office/Department: Office of Planning and County Department of Housing and Community Development; Deputy Administrator for Affordable Housing

Target Date: Ongoing program

Policy C3-b4: Provide for a variety and balance of housing types and densities that match the lifestyles and population characteristics of the County's residents.

Housing

Program C3-b4(a): Amend Section 85.0110 of the Development Code to require that all new Community Plan provide housing types and densities commensurate with demonstrated lifestyles of the community.

Objective: All unincorporated areas of the County

Description: In community plans adopted for each community, target goals and policies that provide a diversity of housing types and densities, as demonstrated by the demographic profiles of each developing area.

Funding: Minor manpower and fiscal requirements

Implementation: Development Code amendment; all future community plans will incorporate this housing program step

Responsible

Office/Department: Office of Planning

Target Date: Ongoing program

Housing

Program C3-b4(b): Amend existing community plans for consistency with Housing Program C3-b4(a).

Objective: All existing community plans

Description: The existing community plans will be modified to indicate that housing types and densities will be developed commensurate with demonstrated lifestyles and population characteristics of the individual community.

Funding: Currently provided for in Office of Planning budget of FY 85-86

Implementation: Amendment of existing community plans by County Planning staff

Responsible
Office/Department: Office of Planning

Target Date: FY 85-86

GOAL C3-c: TO DEVELOP EFFICIENT, WELL-COORDINATED HOUSING PROGRAMS RELEVANT TO THE COUNTY, AND WHICH MEET THE INTENT OF ALL APPLICABLE STATE AND FEDERAL LAWS.

Policy C3-cl: Ensure coordination of all County housing-related activities.

Housing

Program C3-cl(a): Coordinate and monitor the development and implementation of all housing programs through the Land Management Department, Department of Housing and Community Development, Deputy Administrator for Affordable Housing and the County Housing Authority.

Objective: Elimination of any duplication of effort, and mutually supportive housing efforts

Description: Since the 1980 Housing Element, the Department of Land Management, the Department of Housing and Community Development and the position of Deputy Administrator for Affordable Housing have been created to accomplish this coordination and monitoring. The two departments are responsible for coordinating all County housing programs to assure cost-effective delivery of housing services and to prevent any overlapping of efforts by various departments. Staff identifies the functions of County housing programs, specifies department responsibility and effectiveness, and distributes this information to all other necessary departments. It also analyzes and prepares recommendations and means to increase efficiency in housing programs.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .10 staff year (\$3,100) annually

Implementation: On an annual basis, review the Building Code, Environmental Health Codes, the Development Code, and other land development codes.

Transmit any recommendations for revisions to the Board of Supervisors.

Responsible

Office/Department: Land Management Department, Deputy Administrator for Affordable Housing and County Department of Housing and Community Development

Target Date: Ongoing program

Housing

Program C3-c1(b): Investigate and foster appropriate sources of funding for implementation of the Housing Element's actions and programs.

Objective: Federal, state and local funds available for housing programs that are established under the Housing Element

Description: Appropriate departments will research and apply for federal, state and local grants and loans wherever feasible.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .20 staff years (\$6,200) annually

Implementation: Through grant and loan applications

Responsible

Office/Department: All departments

Target Date: Ongoing program

Policy C3-c2: Utilize the County's automated data systems to develop, collect and maintain an RSA-specific data base to monitor the effectiveness of Housing Element programs.

Housing

Program C3-c2(a): Use the County's regional information mapping system to establish and maintain a comprehensive "resource center" of housing-related data.

Objective: Storage and retrieval of housing-related information

Description:

- a) Establish and maintain an RSA- and Community Plan-specific data file of housing costs, current sales prices and rental rates. Data sources should include, but not be limited to, the U.S. Census, County building permit files and the California Department of Finance.
- b) Explore feasibility of compiling accurate inventory and sales price/rental rate data in an ongoing revisable format for all areas of the County, with particular emphasis on the mountain and desert RSA's.
- c) Establish a computer program to project housing needs (consistent with the Housing Element's needs analysis methodology) on an ongoing, automated basis for each RSA and Community Plan. Such program would permit evaluation of the Element's needs assessments and allow for routine adjustments to projection figures.
- d) Establish an informal local government committee to meet periodically for the purpose of exchanging data base information and monitoring all City and County housing programs. The committee should include, but not be limited to, representatives from housing-related offices of SANBAG, all incorporated cities within the County, as well as the Riverside County Community Development, Planning and Housing Authority offices.

Funding:

Standard budget item requiring annual budget allocation. Prelimate estimate: .25 staff year (\$7,750) annually

Implementation:

Establish work program with Data Systems section of the Office of Planning

Responsible

Office/Department:

Office of Planning; Deputy Administrator for Affordable Housing.

Target Date:

FY 86-87

Policy C3-c3: Monitor the success of all housing programs that are under the direction of the County Department

of Housing and Community Development, the Administrator for Affordable Housing and the County Housing Authority.

Housing

Program C3-c3(a): Prepare annual housing status reports on the state of housing in San Bernardino County for review and adoption by the Planning Commission and Board of Supervisors.

Objective: Interaction of County offices and departments to work toward assessing and attaining goals, policies, and programs of the Housing Element.

Description: The Annual Housing Status Report would contain updated information on housing costs, vacancy rates, household income, housing conditions and any other pertinent housing information. In addition, the reports would assess the County's total housing program based on its effectiveness in meeting the goals, policies and program objectives stated in the adopted Housing Element. Amendments to the Housing Element as a result of the analysis in the Annual Report should be made as needed in order to maintain an up-to-date Housing Element.

Funding: Program would need to be budgeted. Preliminary estimate: .20 staff year (\$6,200).

Implementation: Endorsement by the Board of Supervisors and issuance of Standard Operating Procedure (SOP).

Responsible
Office/Department: Office of Planning

Target Date: FY 86-87

Housing

Program C3-c3(b): Annually prepare and file Grantee Performance Reports with the Federal Department of Housing and Urban Development.

Objective: Assessment of federally funded housing development projects.

Description: Per Section 104(d) of the Housing and Community Development Act of 1974, as amended, the County Department of Housing and Community Development, as well as the Housing Authority, must file a Grantee Performance Report (GPR) on an annual basis. The GPRs are designed to demonstrate that the County's Community Development Block Grant and Housing Authority functions are being carried out properly and in a timely manner.

Funding: Included annually as part of each agency's budget. Preliminary estimate: .20 staff year (\$6,200).

Implementation: Filing per requirements of the Federal Department of Housing and Urban Development.

Responsible Office/Department: County HCD; County Housing Authority.

Target Date: Ongoing program.

GOAL C3-d: A BALANCE BETWEEN HOUSING AND EMPLOYMENT OPPORTUNITIES FOR ALL RESIDENTS.

Policy C3-d1: Promote industrial and commercial development in areas of the County that have an adequate housing supply.

Housing Program C3-d1(a): Identify community-specific areas where housing is underutilized because of an insufficient economic base.

and

Housing Program C3-d1(b): Explore the feasibility of expanding the supply of commercially and industrially zoned land for those areas where residential land uses are underutilized.

Objective: Promote a balance between job opportunities and housing availability.

Description: Certain areas of the County may have an imbalanced ratio of commercially/industrially zoned land to residentially zoned properties. These areas should be identified and a program established that would facilitate a long-range balance of housing and employment opportunities.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .10 staff year (\$3,100) annually.

Implementation: Through use of computer-generated data and maps.

Responsible Office/Department: Office of Planning; Economic Development Department.

Target Date: FY 86-87

Housing
Program C3-d1(c): Provide the County Economic Development Department (EDD) with data in a summarized, readily usable format that identifies areas within the County where housing is most readily available. This data will assist EDD in promoting the economic viability of the County to potential commercial and industrial employers.

and

Housing
Program C3-d1(d): Maintain liaison with EDD to provide ongoing updates of housing availability assessments for use by potential employers.

Objective: Commercial and industrial development in the unincorporated areas of the County

Description: Through the existing Economic Development Department, coordinate promotion of both commercial and industrial development with the Land Management Department and the County Department of Housing and Community Development. Sites will be identified where industrial and commercial uses would not only be appropriate, but would best serve housing needs for the area.

Funding: Program is included in Office of Planning budget for FY 85-86; in addition, utilization of all available state and federal monies

Implementation: Data Systems section of the Office of Planning would work with regional planning teams and the County Department of Housing and Community Development in establishing data base and computer program.

Responsible Office/Department: Office of Planning; County Department of Housing and Community Development

Target Date: FY 85-86

GOAL C3-e: DEVELOP SUFFICIENT INFRASTRUCTURE AND SERVICES TO ACCOMMODATE EXISTING AND PLANNED RESIDENTIAL DEVELOPMENT.

Policy C3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing Program C3-e1(a): Identify areas of underutilized and aging infrastructure through the County Geo-based Information Management System (GIMS), and investigate alternative financing mechanisms.

and

Housing Program C3-e1(b): Explore feasibility of determining specific criteria and guidelines for residential development in areas of underutilized and aging infrastructure.

Objective: Areas of underutilized and aging infrastructure

Description: A concern of the County is the amount of growth occurring in areas with old infrastructure while other areas have infrastructure that is currently underutilized. This program suggests the identification (through its Geo-based Information Mapping

System) of the areas of underutilized infrastructure and the areas of aging infrastructure. In addition, methods of financing infrastructure maintenance and renewal need to be identified. Once this is accomplished, special development criteria criteria and guidelines could be developed and recommended for adoption.

Funding: Standard budget item requiring annual budget allocation. Preliminary estimate: .10 staff year (\$3,100) annually

Implementation: Computer-generated maps

Responsible
Office/Department: Office of Planning; County Administrator's Office

Target Date: FY 87-88

Housing
Program C3-e1(c): Identify areas of insufficient housing where infrastructure is found to be the cause. Target these areas for infrastructure planning.

Objective: Areas with little residential development because of infrastructure constraints

Description: Infrastructure includes all essential facilities such as water, sewers, streets, public utilities, schools, parks, police and fire services, etc., all of which relate to the protection of the health, safety and welfare of the County's residents. Therefore, it is particularly important to target areas where infrastructure planning is required. Utilizing the County's GIMS computer-mapping program will be an effective means to meet the full intent of this action item.

Funding: Program would need to be budgeted. Preliminary estimate: .10 staff year (\$3,100)

Implementation: Through use of computer-generated maps

Responsible
Office/Department: Office of Planning; County Administrator's Office

Target Date: FY 86-87

Housing

Program C3-e1(d): Identify areas of the County where urban infill is appropriate, and encourage their development through use of various incentives.

Objective: Development of land parcels that have good potential within urbanized areas.

Description: A computer-assisted analysis to locate urban infill acreage would be established wherein the parcels would be examined in terms of their size, ownership, zoning, physical characteristics, availability for development, neighborhood dynamic's and marketability. Through use of financial and other incentives, developers would be encouraged to provide housing on these vacant parcels.

Funding: Program would need to be budgeted.
Preliminary estimate: .20 staff year (\$6,200)

Implementation: Through use of computer-generated maps

Responsible
Office/Department: Office of Planning

Target Date: FY 86-87

Housing

Program C3-e1(f):

Program C3-31(d): Throughout the County, study infrastructure development alternatives that would stimulate residential development.

Objective: All unincorporated areas in County

Description: In many areas of the County, because of either environmental or infrastructure constraints, the development of adequate infrastructure to support residential development will be a major issue. This program would require a report be prepared to study infrastructure development in these areas. The goals and policies for each RSA target this Countywide program. These infrastructure development

alternatives will be presented to the Board of Supervisors for adoption of strategies.

Funding: Program would need to be budgeted. Preliminary estimate: .20 staff year (\$6,200)

Implementation: Through use of computer-generated maps

Responsible Office/Department: Office of Planning, and Special Districts; County Administrator's Office

Target Date: FY 86-87

2. RSA 28 & 29 - Valley Regions

The communities of the San Bernardino Valley are the most urbanized in the County and are closely tied to the economy of Los Angeles and Orange Counties. The rapid growth that they have experienced and that is expected to continue presents special opportunities and constraints. New housing is, in general, more expensive to buy or rent than existing housing. Development at urban densities is changing the rural agricultural character of the area, and in some cases conflicts with existing rural uses. The following goals and policies address these issues.

All of the goals, policies, and action steps shown in the Countywide section are applicable to the Valley areas. The numbering system corresponds to that used in the Countywide section. They are divided into policies and actions steps for the West Valley and East Valley (RSA 28 and 29, respectively).

West Valley - RSA 28

Policy WV3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality:

Action Steps:

Housing

- Program WV3-a2: a) The following innovative methods of housing design and development are favored in the West Valley:
- Single-wide mobilehomes in mobilehome parks
 - Single-family residential lots to be reduced to 5,000 square feet
 - High-density apartment projects
 - Mobilehomes on individual lots
 - Large-lot and/or clustered residential lots adjacent to agricultural preserves.

Policy WV3-a4: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Housing

Program WV3-a4:a) Focus rehabilitation of rental units in north Chino, west and south Fontana and south Montclair.

- b) Report on potential redevelopment areas.

Policy WV3-b1:

Housing

Program WV3-a4: The following action steps are encouraged specifically in the West Valley areas in order to stimulate housing construction to meet the needs of population groups not currently served by the areas's housing market.

Housing

- Program WV3-b1:
- a) Promote Housing Incentive Programs as indicated, except where modified by a community plan.
 - b) The types of development to be favored are: urban infill, multiple family apartments, single family detached, and clustered development. Single family detached is favored specifically adjacent to the Foothill Freeway corridor; clustered development with single family appearance north of Alta Loma in the West Valley Foothill area; single family detached on large lots north of Etiwanda and west of San Sevaine Creek.
 - c) Bonus densities for the following types of housing units shall be granted through the Housing Incentive Program:
 - Lower: single family detached, single family attached, modular units, mobilehomes, multiple family residential, apartments.
 - Moderate I: single family detached, single family attached, multiple family residential, apartments, mobilehomes.
 - Moderate II: single family detached, multiple family residential apartments.
 - Senior and/or Disabled Housing Bonus Density: Single-family attached and apartments are the housing types to be encouraged.

Policy WV3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program WV3-e1:a) Study the following areas regarding infrastructure development options:

- West Valley Foothills (e.g., drainage improvements and low-pressure water transfer station along Interstate 15)
- South Montclair
- West Fontana.

RSA 29 - East Valley

Policy EV3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Housing

Program EV3-a2:a) The following innovative methods of housing development and design are favored in the East Valley:

- Minimum lot sizes of 5,000 sq. ft. for single family residential development
- Single-family dwelling units
- Mobilehomes on individual lots
- Mobilehome parks
- Temporary dependent housing
- Shared senior housing.

Policy EV3-a4: Establish and implement housing and community rehabilitation programs to preserve the existing housing stock.

Housing

Program EV3-a4:a) Explore feasibility and necessity of rehabilitation of rental units in the following areas:

- Bloomington
- Muscoy
- Lytle Creek
- Grand Terrace
- Highland
- North Loma Linda
- Mentone
- North of Norton Air Force Base
- Rialto

- Yucaipa.

b) Report on potential areas to be redeveloped.

Policy EV3-b1: Stimulate construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Housing

Program EV3-b1: a) Housing Incentive Program allows density bonuses of up to 100% of the densities indicated on the General Plan map for projects in which units are reserved for, and affordable to, low and moderate income households.

b) Bonus densities for the following types of housing units shall be granted through the Housing Incentive Program:

- Lower: single-family detached, single-family attached, modular units, mobilehomes, multiple family residential, apartments.

- Moderate I: single-family detached, single family attached, multiple family residential, apartments, mobilehomes.

- Moderate II: single-family detached, multiple family residential apartments.

c) Bonus densities shall be granted to senior and/or disabled housing units that are designed as single-family attached homes or multiple-family units.

Policy EV3-b4: Provide for a variety and balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Housing

Program EV3-b4: a) Amend the Yucaipa, Oak Glen and Bloomington Community Plans through the Community Plan update process such that they specifically provide housing types and densities commensurate with projected needs and population characteristics of the individual communities.

Policy EV3-e1: Encourage residential development in areas of underutilized infrastructure that will limit

adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program EV3-e1:a) Study the following areas regarding infrastructure development options:

- North Rialto area
- Bloomington
- East Highlands
- Yucaipa
- Mentone
- Crafton.

3. RSA 30 - Mountains

The intense vegetation and sloping terrain of the Mountain region creates potential fire, flood and landslide hazards for residential dwelling units. The use of appropriate building materials and the careful siting of houses can reduce these hazards. Similarly, houses can be sited to blend into the forest environment, minimizing the visual impact of new housing. In order to accommodate the growth expected over the next five years and to protect the environment, development must be phased to coincide with infrastructure improvements.

Policy M3-a2: Encourage innovative housing design and construction techniques that reduce the cost of housing without sacrificing quality.

Housing

Program M3-a2: a) The following innovative methods of housing development and design shall be encouraged:

- Clustered development and attached units.
- Planned Development districts.
- Shared senior housing and group care homes.

b) Establish criteria for housing designs that are compatible with, and blend into, the mountain environment while minimizing potential adverse environmental impacts.

Policy M3-b1: Stimulate the construction of housing to meet the basic housing needs of those economic segments of the population not currently served by the housing market.

Housing

Program M3-b1: a) Promote the Housing Incentive Program as indicated, except where modified by a Community Plan.

b) Apply the Housing Incentive Program to clustered development, apartments, and single-family attached.

c) Use the following criteria for multiple-family residential uses in the Housing Incentive Program:

- In close proximity to commercial uses;
- Adjacent to a mountain secondary or greater width roadway;

- Where adequate circulation exists;
- Where services are available or assured;
- Where average slopes are flat to gently sloping (0-15% slope);
- Where compliance with fire safety standards can be met.

e) Establish an infill program that would be subject to the criteria as established in the Countywide section.

Policy M3-b4: Provide for a balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Housing

Program M3-b4:a) Amend the Lake Arrowhead, Hilltop, Lytle Creek and Crest Forest Community Plans through the Community Plan update process such that they identify housing types and densities commensurate with demonstrated lifestyles of the individual communities.

Policy M3-c2: Utilizing the County's automated data systems, develop, collect and maintain an RSA-specific data base to monitor the effectiveness of Housing Element programs.

Housing

Program M3-c2:a) Develop a computer program that would enable County's automated data systems to identify and monitor the tenure of conversion units. This program would be used to study the effects of second-home conversions on public service and infrastructure supply. In particular, the program needs to identify the following:

- how the supply of second homes could be released onto the market;
- the effect on housing costs of the increased supply;
- the level of impact on infrastructure;
- alternative strategies to mitigate any adverse impacts of these conversions;

- strategies for implementation of the program;
- possible sources of funding to mitigate impacts;
- possible land use regulations to implement that would encourage, control and manage second-home conversions.

Policy M3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program M3-e1: a) Study the options of infrastructure development in the mountains.

b) Support the improvement of Pioneertown Road for use as an alternative route to Big Bear.

4. RSA 31, 32A, 32B, 33 and 34 - Desert Regions

The desert regions of San Bernardino County have unique features that influence the type and cost of development. The most obvious is the finite water supply. Water conservation measures are essential in most areas and in RSA 33 (the Morongo Valley), the groundwater supply limits the development of the area. Other regions with access to the California aqueduct are less limited, but the cost of development is higher. (Morongo and Yucca Valley may be able to tap into the aqueduct by 1990.)

Energy costs are higher in the desert regions because of the extremes of climate. Summer cooling costs can be ten times that of winter heating bills. Residential uses are especially affected; insulation, solar siting, and landscaping can reduce these costs, however.

By and large, the desert regions are sparsely settled and existing communities are low density. However, five major military installations are located in the desert. Fluctuations in staffing levels at these bases can dramatically affect the availability and cost of housing. Currently, George, Fort Irwin and Twentynine Palms military installations are increasing personnel, which has resulted in increased housing costs and shortages.

In order to guide the programmatic response to these issues, the County will encourage the application of the following portions of Countywide Goals and Policies:

RSA 31 - Baker

Policy BAK3-a2: Encourage innovative methods of housing development and design.

Action Steps:

Housing

- Program BAK3-a2:
- a) Further refine energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality.
 - b) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy BAK3-b1: The following program is encouraged specifically in the Baker area in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Housing

Program BAK3-b1: a) Encourage the application of HIP to clustered single-family attached and multiple-family infill projects.

- b) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section.
- c) Coordinate with housing officers of the military bases to assist in the provision of housing that would meet the needs of junior-ranking military personnel.

Policy BAK3-c1: Promote both industrial and commercial development in areas of Baker where adequate housing supply exists.

Housing

Program BAK3-c1: a) Identify sections of the Baker RSA where housing is underutilized because of an insufficient economic base.

- b) Explore the feasibility of expanding the supply of commercially and industrially zoned land.

Policy BAK3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program BAK3-e1: a) Develop a study of the options for infrastructure development in order to achieve a more logical and efficient use of available resources.

RSA 32a - Barstow

Policy BAR3-a2: Encourage innovative methods of housing development and design.

Housing

Program BAR3-a2: a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality.

- b) Support the construction of shared senior housing, independent senior citizen living centers, and group care homes.
- c) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy BAR3-b1: The following program is encouraged specifically in the Barstow region in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Housing

Program BAR3-b1: a) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section. Infill properties are defined as those fully serviced, generally underutilized and designated on the General Plan land use map as residential.

- b) Coordinate with housing officers of the military bases to assist in the provision of housing that would meet the housing needs of junior ranking military personnel.

Policy BAR3-d1: Promote industrial and commercial development in areas of Barstow where an adequate housing supply exists.

Housing

Program BAR3-d1: a) Identify sections of the Barstow RSA where housing is underutilized because of an insufficient economic base.

- b) Explore the feasibility of expanding the supply of commercially and industrially zoned land.

Policy BAR3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts on existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program BAR3-e1: a) Investigate financing and development options of further improving the Yermo Water District (e.g., storage system) in order to promote adequate water supply and delivery.

RSA 32b - Victorville

Policy VV3-a2: Encourage innovative methods of housing development and design.

Housing

Program W3-a2: a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality.

b) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy VV3-b1: The following program is encouraged specifically in the Victorville region in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

Housing

Program VV3-b1: a) Establish an infill program in areas of existing substantial development that shall be subject to the criteria in the Countywide section.

b) Coordinate with housing officers of George AFB to assist in the provision of housing that would meet the needs of junior-ranking military personnel.

Policy VV3-b3: Establish programs to prevent discrimination in housing.

Policy VV3-d1: Promote industrial and commercial development in areas that have an adequate housing supply.

Action Steps:

Housing

Program VV3-d1: a) Identify community-specific areas where housing is underutilized because of an insufficient economic base.

b) Explore the feasibility of expanding the supply of commercially and industrially zoned land for those areas where residential land uses are under-supplied.

Policy VV3-e1: Encourage residential development in areas of underutilized infrastructure that will limit

adverse impacts of existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program VV3-e1:a) Quantify current adequacy of water service delivery and project future needs.

RSA 33 - Twentynine Palms

Policy TP3-a2: Encourage innovative methods of housing development and design.

Housing

Program TP3-a2:a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality.

b) Support the construction of independent senior living centers and shared senior housing.

c) Discourage housing development in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

Policy TP3-b1: The following program is encouraged specifically in the Twentynine Palms area in order to stimulate construction of housing units for those economic segments of the population not currently served by the housing market.

a) Establish an infill program in areas of existing significant development that shall be subject to the criteria in the Countywide section.

- Yucca Valley.

b) Coordinate with housing officers of the Marine Corps Air Ground Training Center to assist in the provision of housing that would meet their needs (e.g., junior officers' needs for one and two bedroom units).

Policy TP3-b4: Provide a variety and balance of housing types and densities that match the lifestyles and population characteristics of the individual communities.

Housing

Program TP3-b4:a) Amend the existing Community Plans for Joshua Tree, Morongo Valley and Yucca Valley through the Community Plan update process such that

they identify housing types and densities commensurate with demonstrated lifestyles of the individual communities.

Policy TP3-e1: Encourage residential development in areas of underutilized infrastructure that will limit adverse impacts of existing infrastructure and promote the maintenance of aging infrastructure.

Housing

Program TP3-e1: a) Identify and develop facilities to mitigate flood control problems.

b) Quantify current adequacy of water service delivery and project future needs.

c) Explore the feasibility of the financing and extension of the State Water Project from Hesperia through to the Marine Corps Air Ground Combat Center.

RSA 34 - Needles

Policy N3-a2: Encourage innovative methods of housing development and design.

Housing

Program N3-a2: a) Adopt energy design and siting guidelines that address desert climatic conditions, and which reduce the cost of housing without sacrificing quality.

b) Discourage housing in the dry lakes of the desert by disallowing General Plan bonus densities for residential development.

B. EXISTING PROGRAMS

In addition to these Countywide and Regional goals and programs, the following discussion is a list of existing programs that have been carried over from the 1980 Housing Element.

1. Section 8 Existing provides for a rent subsidy to lower income families utilizing existing housing units within the County. Landlords agree to one-year agreements with eligible Section 8 tenants. The U.S. Department of Housing and Urban Development (HUD) through the County Housing Authority makes up the difference between the fair market rent of a rental unit and what the tenant can afford to pay (usually between 25 and 30% of income).

Because of the size and diversity of San Bernardino County, the fair market rents defined by HUD for the entire Standard Metropolitan Statistical Area (SMSA) are a bit lower than market rents in the valley regions, but higher than those in the desert regions. In order to avoid subsidizing households to occupy luxury apartments and in order to maximize the number of people benefiting from the program, some means of adjusting for market variations from region to region within the County is needed. The Housing Authority is working with HUD on the issue.

Currently, 3,160 households participate in the Section 8 program. With reductions in federal funding, this number is not expected to increase as rapidly as in the past five years. Only 500 households are expected to be added to the program by 1990.

2. Section 8 Aftercare Rental Assistance operates in the same fashion as the Section 8 Existing, Rental Assistance Program. Eligible recipients are low and moderate income individuals who are disabled or recovering from hospitalization. Annual allocations to this program have been reduced. As a result, only 50 additional people are expected to be added to the program.
3. Section 8 Moderate and Substantial Rehabilitation provides guaranteed rents for owners of existing multi-family housing who rehabilitate their properties and rent them to low and moderate income households (usually existing tenants). The guaranteed rents at new construction levels make it possible to secure favorable financing terms for the work. This program is being replaced by the new Rental Rehabilitation program. As a result, only 50 additional units are expected to be rehabilitated under the program by 1990.
4. Section 202 Elderly and Handicapped Housing. HUD makes direct long-term, low-interest loans to eligible, nonprofit

sponsors for the purpose of rental construction. Once constructed, units are occupied by households with the head of the family at least 62 years old or older, or handicapped. Section 202 projects may be tied to the Section 8 Rental Assistance program, although this is not a prerequisite for receiving a 202 direct loan. Funding for this program has been reduced.

5. Farmers Home Administration (FmHA) Section 502 Homeownership Program. Loans provided under this program may be used to purchase an existing structure or a newly constructed dwelling, or to build, rehabilitate or relocate a single-family unit. Homes may be constructed on single lots or in approved subdivisions in rural areas. Interest rates under the program vary depending upon the borrower's ability to pay; however, the applicant must be able to meet monthly mortgage payments with 30% of his or her adjusted income. FMHA provides long-term financing only. Construction financing must be obtained through conventional lenders.
6. Repair Service Program. This program is available only to senior citizen and disabled homeowners. CDBG funds are used to make a grant in the form of materials, and labor is provided to eligible homeowners. The primary emphasis of the program is to correct hazardous code violations. If sufficient funds remain after the initial code improvements, however, aesthetic improvements such as painting may be undertaken. Maximum grant amount, including materials and labor, is \$1,500.
7. The County Department of Housing and Community Development offers a variety of ways under which housing rehabilitation loans can be procured. In addition, the County investigated the feasibility of issuing local notes and bonds to fund residential rehabilitation programs. It was determined that Community Development Block Grant funds were sufficient and additional or alternative funding was unnecessary. Loan programs include the following:
 - a) Single-Family Rehabilitation Loans: Community Development Block Grant (CDBG) funds are used to write down loans made to qualified borrowers for the purpose of repairs, alterations, or modernization of private residences. Interest rates on the loans are from 3% to 7%, depending on the borrower's ability to pay. The maximum loan is \$15,000 per unit over a 15-year term, and HUD can provide FHA mortgage insurance if the borrower desires.
 - b) Formal Assurance Rehabilitation Loan Program: Some eligible households who could afford a monthly payment for a rehabilitation loan are not considered good credit

risks by the banks. In order to make loans to these households, CDBG funds are loaned directly rather than simply used to write down the interest rate. Each case must be reviewed individually, and the maximum loan amount is \$15,000.

- c) Deferred Rehabilitation Loan Program: Eligible households, who do not qualify for grants and cannot make payments under the subsidized loan program, may be given a five-year deferred loan of up to \$5,000 for the purpose of bringing a dwelling up to local code. However, a maximum of 40% of the loan may be used for general improvements not related to code problems. Loans can be converted to monthly installments at the end of a five-year period or extended for an additional five-year period or until the sale of the dwelling.
8. Rental Rehabilitation Loan Program. This is a new program funded by HUD. The target is existing substandard rental units that are available to low- and moderate-income tenants. HUD funds loaned at reduced interest rates are matched with private funds. Up to \$5,000 of HUD loan funds are available per unit. Units must be available to low- and moderate-income persons for a period of ten years.
9. Insulation and Weatherization Program. Using funds provided by the State Office of Economic Opportunity, the Department of Energy, and Southern California Gas Company, the Community Services Department (CSD) provides both labor and materials to insulate and weatherize homes of eligible low and moderate income households throughout the County. The program emphasizes attic and floor insulation, water heater blankets, and weatherization of windows and doors to reduce the costs of heating and cooling the unit. Up to \$1,000 per unit is available. CSD frequently cooperates with the County Department of Housing and Community Development (SBCHCD) Emergency Repair Grant and Rehabilitation Loan Program since their funds for repairs are limited and repairs or replacement of doors and windows are often necessary. Based on past performance, the program expects to insulate and/or weatherize 3,500 units over the next five years.
10. Energy-Efficient Design and Siting Standards. As was described above, energy costs are high in all areas of the County. In order to make the most efficient use of existing fossil fuels and to encourage the use of solar energy where economically feasible, the County Office of Planning has developed design and siting standards that consider both passive and active means to conserve energy (such as the orientation of streets, building design, solar access and land use patterns).

Development Code standards are intended to be standardized and administered on a regional basis (i.e., Valley, Mountain, and Desert) to ensure standards that are appropriate for each area. Specific design and siting standards will apply as appropriate to existing or new subdivisions. The energy-efficient design standards will be considered by the Planning Commission and Board of Supervisors during fiscal year 1985-86.

11. Innovative Housing Designs. The County has implemented a program of encouraging innovative housing design and construction techniques that would reduce housing costs without sacrificing quality. This program is promoted in several ways: 1) pre-application conferences to reduce the time taken in processing development applications and to encourage innovation; 2) Development Code revisions that emphasize performance standards rather than prescriptive standards; and 3) the appointment of an Affordable Housing Administrator to assist developers of units affordable to low and moderate income households. In addition, the County has funded the development of public housing in Mentone using passive solar heating and cooling techniques. Over the next five years, the County will continue to encourage cost-reducing innovations and to amend its procedures and the Development Code to accommodate them.
12. Scattered Site Public Housing. Using its Article XXXIV referendum authority, the Housing Authority (SBCHA) has developed 427 units of public housing throughout the County. Over the next five years, an estimated 200 units will be built in small (1-10 units) developments throughout the County. These developments are designed to blend with the community and to reduce the resistance to public housing among the public at large.
13. Design Standards for Affordable Housing. County policy requires that affordable housing units be designed to resemble surrounding market rate units. The policy is implemented via specific findings that must be made in the approval of the placement of mobile homes on single lots and the approval of dependent housing units ("granny flats"). In addition, the Office of Planning is developing design standards for planned residential developments that would include affordable housing.
14. Occupancy Inspection. The Department of Environmental Health Services will inspect any dwelling unit to ensure that it meets minimum standards set by the Uniform Housing Code and the County Rehabilitation Guide. Thus far, all U.S. Forest Service lease transfers and all sales of used mobile-homes receive inspections. Over the next five years, the

Department hopes to increase public awareness and use of this service, and to integrate its inspection program with that run by the Housing Authority for Section 8 units.

15. Rental Depreciation Tax Credit. Property owners who do not maintain their rental units in a decent, safe and sanitary condition can be denied State rental depreciation tax deductions. The County Department of Environmental Health Services can file a request with the State Board of Equalization in cases where notification to the property owner has not accomplished repairs. About 200 code enforcement complaints are received by Environmental Health Services, but few require such drastic action. The County will continue to use this tool to ensure that all rental housing meets minimum occupancy standards.
16. Fair Housing Education and Counseling Programs. The County has funded the Inland Mediation Board and the San Bernardino Community Housing Resource Board (SBCHRB) to promote fair housing practices. Beginning in 1981, the Inland Mediation Board has been contracted to provide landlord/tenant counseling and information on fair housing laws. Since 1984, the County has contracted the SBCHRB to provide educational assistance on equal housing purchase opportunities to local Boards of Realtors, building industries and financial institutions.
17. Abatement of Nonconforming Uses. The County permits extensions of the abatement schedules of nonconforming residential uses if they are structurally sound and occupied by low-income households. Existing residences located in zones or land use districts that do not permit residential land uses are eligible for time extensions on abatement schedules. Criteria for the extension include: the availability of affordable housing within the area; compatibility with nearby land uses, and other factors.
18. Rehabilitation Guide. The Uniform Housing Code establishes minimum standards for existing housing in the State. Because it is too general for use at the local level in establishing rehabilitation needs, the County has provided a Rehabilitation Guide. This guide is used not only in the rehabilitation programs operated by the County Department of Housing and Community Development, but also by code enforcement and occupancy inspection staff of the Department of Environmental Health Services.
19. Redevelopment. In the 1980 Housing Element, Action Item C3-a3(d) proposed to use its redevelopment powers to improve existing housing and encourage the production of additional affordable units. As a result of the feasibility study, a

redevelopment agency was established and potential project areas continue to be evaluated.

20. Density Bonuses for Affordable Housing. The County offers developers density bonuses up to 100% of the density designated by the General Plan for projects in which at least 25% of the units are reserved for and affordable to low and moderate income households. The density bonus for a specific development depends upon the density designation of the regional land use map; availability of public services and facilities; natural resource constraints; compatibility with adjacent land uses; community goals and objectives; and the need for affordable housing within the community.

The density bonus is implemented through normal planning applications such as subdivisions, planned developments, etc. Since 1981, 5,925 units have been approved and 1,022 have been built throughout the County. Over the next five years, 2,500 units are expected to be built under the program.

Currently, the density bonus program requires developers of rental projects to sign contracts agreeing to maintain the units as low and moderate income units for ten years. However, no controls on for-sale units have been written to ensure continued affordability beyond the initial sale. The County recognizes that this is a problem and is developing a mechanism to maintain affordability of for-sale units.

21. Priority in Sewer Connections for Affordable Housing. In the 1980 Housing Element, the County proposed establishing a system that would give priority to affordable housing projects in areas with limited water or sewer capacity. In order to achieve this, it is necessary to have precise information on the location and capacity of infrastructure systems. The Data Systems section of the Office of Planning is in the process of computerizing information on infrastructure as well as information on the location, land use designations, and zoning for vacant land in the County. When this data base is complete, it will be possible to implement the program.
22. Priority in Permit Processing for Affordable Housing. The Board of Supervisors has appointed an Affordable Housing Administrator to assist developers in processing the necessary permits for projects containing affordable housing. The focus of this program is to speed approval of developments that include affordable housing and to develop means of reducing processing times and costs for all housing developments.
23. Revenue Bond Financing for New Construction. The County Department of Housing and Community Development has an

active program to issue revenue bonds that finance both multi-family rental housing and housing for first-time buyers. To date, 8,058 units have been funded, including 2,788 single-family units and 5,270 multi-family units. HCD expects to achieve another 2,500 units over the next five years, if funding regulations continue as they are.

24. Mobilehome Purchase and Rental Assistance. In 1984, 13,174 mobilehomes were licensed in San Bernardino County. Many of these are occupied by senior citizens living on fixed incomes. In response to complaints from mobilehome park tenants, the County hired a consultant to survey park owners and tenants in the community of Yucaipa and to report on potential programs that would meet identified needs. Completion of this survey is expected by August 1985.
25. Land Banking in Conjunction with Other Housing Subsidy Programs. The County has a policy of purchasing properties for affordable housing developments and of exchanging surplus County-owned land for sites in areas needing affordable housing. These sites are then used in conjunction with other subsidy programs. Since opportunities to purchase or exchange land arise infrequently and irregularly, only 100 units are expected to result from this program over the next five years.

In order to make a project work, the County has combined subsidy programs to meet specific needs. For example, the 202 Senior Housing Program was combined with land purchase assistance to achieve 80 units of senior housing in the West Valley. Likewise, the County and the City of San Bernardino are working on a combined Housing Development Action Grant, CDBG land write-down to develop housing for military families at Norton AFB. This creative approach to maximizing the benefit of housing programs will continue.

26. 213 Review Process. Through performance criteria set forth in the federal 213 Review Process, the County examines low-income housing projects for conformity with the County's Housing Assistance Plan. This program will continue.
27. Priority in Multi-family Rehabilitation for Barrier-Free Housing. Multi-family developments that contain 10% or more units designed to be accessible to the disabled will be given first priority when evaluating applications for low-interest rehabilitation loans. Since this program is just beginning, no units have yet been rehabilitated. (See Program 8.) This program is in response to State law that requires a portion of all new units and major rehabilitation projects to be modified or capable of modification for habitation by disabled persons.

28. Housing Assistance Plan. The Housing Assistance Plan (HAP) is a survey of housing conditions and is used to assess the housing assistance needs of low- and moderate-income households. The HAP specifies goals for the number of dwelling units and lower-income households to be assisted. The HAP also indicates the general location of proposed assisted housing for lower-income persons.

The County is committed to providing a range of affordable housing appropriate to each community. The Housing Element represents the first step toward the analysis of housing needs on a subarea (i.e., RSA) basis. Full development of the County's automated computer data systems will link census information to land use and infrastructure information and will permit more specific targeting of all housing programs.

29. Community Plans. One aspect of the County's Community Plan program is to direct and encourage the construction of affordable housing in communities according to fair-share allocations, and individual community needs, goals and objectives. The Community Plan designates appropriate sites through land use districts, bonus programs and other means.

Community Plans have been developed for a number of communities within the County and more are planned. These plans designate land uses, intensities and densities for each area to accommodate a range of housing types within the constraints of infrastructure availability and environmentally sensitive areas. As the data base improves through the development of the County's automated data systems, the community plans will be better able to identify sites suitable for all types of housing.

30. Phasing of Affordable Housing Construction. County policy requires affordable housing to be included in each phase of multi-phased developments when the project is being developed under an incentive program for affordable housing. Affordable units are to be developed at the same time or prior to market rate units.
31. Sanitation Systems for Affordable Housing. Since many areas of the County do not have sanitary sewers, it is essential that all density bonus housing developments be reviewed to ensure the availability of adequate infrastructure. The County is currently computerizing soil characteristics information. This will make it easier to identify areas with percolation problems and to size septic systems correctly given the geotechnical characteristics of the site.
32. Apartment and Mobilehome Park Conversion Standards. The County enforces all provisions of State law with respect

to apartment and mobilehome park conversions. Because of the abundance of vacant land for new housing developments, however, interest in conversions has not been significant. The Office of Planning and Department of Environmental Health Services will continue to monitor the situation to ensure that the rights and interests of tenants and property owners are protected.

33. Housing Program Coordination. The Department of Land Management, the County Department of Housing and Community Development and the Deputy Administrator for Affordable Housing are responsible for coordinating all County housing programs to assure cost-effective delivery of housing services and to prevent any overlapping of work by different departments. They identify the functions of County housing programs, specify department responsibility and effectiveness, and prepare recommendations that would increase efficiency. Wherever possible, existing County agencies are used to implement proposed programs.

SECTION II

NEEDS ASSESSMENT

II. NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be based on an assessment of the housing needs of existing residents and expected growth. This section discusses the components of housing need - that is, trends in population and employment growth, housing availability and construction. Since these changes have not occurred in a vacuum, regional comparisons using Southern California Association of Governments (SCAG) analyses also are presented.

A. Countywide

1. Population Characteristics. San Bernardino County, along with other counties in the SCAG region, has grown continually since 1970. Table 1 compares growth in the County with that of neighboring counties. This trend is expected to continue in the future. Within the County, most of the population increase occurred in areas adjacent to Los Angeles and Orange Counties, or within commuting distance of their employment centers. The largest numerical increase was in the West Valley region, but the greatest percent change was in the Mountains (80.4%), the Twentynine Palms region (67.9%) and the Victorville region (69.3%). The Baker region actually experienced a decline in population caused by the fluctuation in staffing at Fort Irwin, and the Barstow region remained stable. Table 2 shows growth trends in the County.

The reasons for the growth trends of each region reflect the diversity of the County. As mentioned above, the West Valley, East Valley and Victorville regions experienced a boom in housing construction that was related to growth in the entire region. As vacant land suitable for housing in Los Angeles and Orange Counties became scarcer and more expensive, growth spilled over into San Bernardino County. Growth in the Mountains region reflects both the increasing recreational use of the area and the increasing number of permanent residents who commute to work in the Valley. Growth in the Twentynine Palms region also reflects an increasing recreational and retirement community, but is still mostly dependent on growth or decline of staffing at the Marine Corps Air Ground Center. A similar situation applies in the Baker, and to a lesser extent, Barstow regions. Growth in the Needles region is reflective of the increase in the Colorado River's recreational uses.

In addition to the overall growth, the characteristics of the population of the County have changed. Table 3 shows the existing and projected age characteristics of the population and Table 4 compares the Regional Statistical

Areas (RSA's). There has been, in general, an increase in the population aged 65 and over and a decrease in the percent of the population under 18. This is reflective of trends in the State and indeed, the nation. However, some areas have experienced more of a shift than others. The trend is most marked in the Baker, Barstow and Needles regions. The Twentynine Palms region, which includes the large retirement communities in Yucca Valley and Joshua Tree, has the largest percentage of the population over 65 years of age (19.1%) and the highest median age (40.6 years). Over the next five years, the desert regions can expect to continue to attract retirees and, therefore, to experience a continued demand for smaller housing units and mobile homes. In contrast, the West Valley region has only 6.7% of its population over 65. The growth in the area has been, and is expected to continue to be, families with children.

The racial and ethnic characteristics of the County's population have changed significantly since 1970. Table 5 illustrates these changes. Southern California has been one of the major receiving areas for immigrants from Central and South America and from Asia. This is reflected in San Bernardino County in the increase in the number of persons of Asian and Hispanic origin. Within the County, the West and East Valley regions showed the greatest increase in the number and percent of minority persons. Immigrants have tended to locate in these two areas, probably because of the concentration of employment in the valley, particularly service industry jobs that immigrants tend to fill. In addition, both areas have sizable minority communities that would be attractive to immigrants.

TABLE 1

POPULATION GROWTH

SAN BERNARDINO COUNTY AND THE REGION

1970 - 1990

AREA	1970	1980	1990
San Bernardino Co.	684,072	895,016	1,270,000
% Change	-	30.8	41.9
Los Angeles Co.	7,036,600	7,462,300	7,994,800
% Change	-	6.0	7.1
Orange Co.	1,420,386	1,896,172	2,357,000
% Change	-	33.0	24.3
Riverside Co.	459,072	663,166	942,800
% Change	-	44.5	42.2

Source: 1970 and 1980 U.S. Census
 Calif. Department of Finance
 SCAG 1982 Growth Forecast Policy

TABLE 2

POPULATION GROWTH

SAN BERNARDINO COUNTY

AREA	1970*	1980*	1983***	1990**
RSA 28	232,736	350,285	383,126	561,000
West Valley				
% change	-	50.5	9.4	46.4
RSA 29	312,304	346,121	367,495	436,000
East Valley				
% change	-	10.8	6.2	18.6
RSA 30	20,374	36,748	40,388	47,000
Mountains				
% change	-	80.4	9.9	16.4
RSA 31	11,982	7,346	9,247	9,100
Baker				
% change	-	(38.7)	25.9	(1.6)
RSA 32A	32,554	32,680	34,115	39,000
Barstow				
% change	-	1.2	4.4	14.3
RSA 32B	44,147	74,737	80,879	114,000
Victorville				
% change	-	69.3	8.2	40.9
RSA 33	24,103	40,475	40,778	56,000
Twentynine Palms				
% change	-	67.9	0.7	37.3
RSA 34	5,872	6,679	6,865	7,900
Needles				
% change	-	13.7	2.8	15.1
COUNTY TOTAL	684,072	895,016	985,880	1,270,000

Source: *1970 and 1980 U.S. Census

**SCAG 1982 Growth Forecast

***California Dept. of Finance Population and Housing Bulletin

Note: Figures include all incorporated and unincorporated areas.

TABLE 3
COUNTYWIDE AGE CHARACTERISTICS
1970 - 1990

AGE GROUP	1970		1980		1990	
	#	%	#	%	#	%
Preschool (0-4)	59,413	8.7	76,296	8.5	114,980	9.1
School (5-18)	198,191	29.0	210,415	23.5	284,774	22.4
College (19-24)	70,030	10.2	104,072	11.6	121,045	9.5
Working (25-54)	235,308	34.4	337,808	37.7	532,001	41.9
Early Retirement (55-59)	29,951	4.4	41,557	4.6	47,002	3.7
Retirement (60-64)	25,878	3.8	35,812	4.0	45,831	3.6
Senior Citizens (65+)	65,301	9.5	89,056	10.0	123,484	9.7
TOTAL	684,072	100.0	895,016	100.0	1,269,117	100.0

Source: 1970 & 1980 U.S. Census
Projections of California Dept. of Finance

TABLE 4

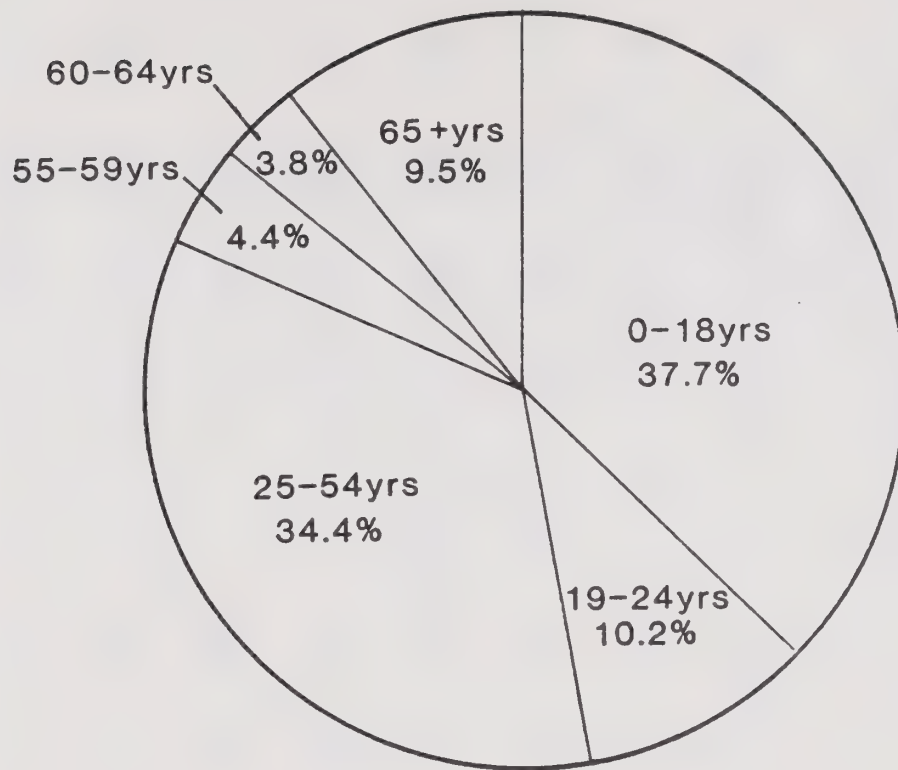
AGE CHARACTERISTICS OF THE POPULATION

COUNTY OF SAN BERNARDINO

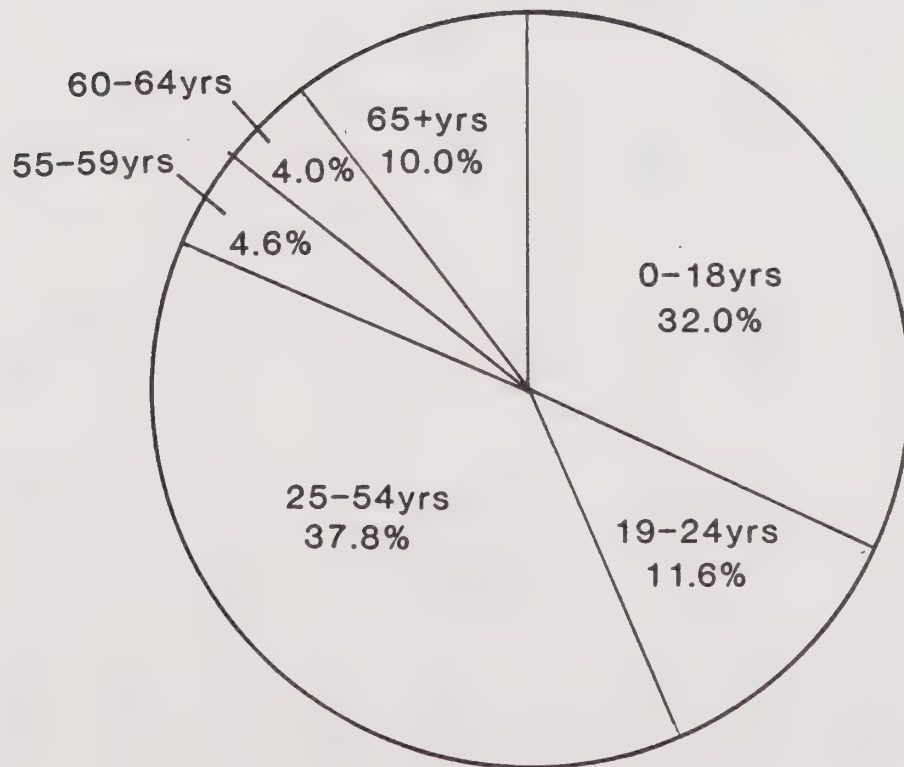
AREA	0 - 4		5 - 18		19 - 24		25 - 54		55 - 59		60 - 64		65+	
	1970		1980		1970		1980		1970		1980		1970	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28	21,978	33,706	71,655	91,493	21,765	39,325	83,886	137,350	9,535	14,341	7,261	10,995	16,656	23,447
West Valley														
% Total	9.4	9.5	30.8	26.1	9.4	11.2	36.0	39.2	4.1	4.2	3.1	3.1	7.2	6.7
RSA 29	25,804	27,004	88,673	74,214	30,869	41,041	105,798	129,137	13,868	16,780	12,270	14,790	35,021	42,287
East Valley														
% Total	8.3	7.8	28.4	21.5	9.9	11.9	33.9	37.4	4.4	4.9	3.9	4.3	11.2	12.2
RSA 30	1,450	2,663	5,607	8,597	1,300	3,004	7,599	15,741	1,193	2,001	1,169	1,707	2,056	3,035
Mountains														
% Total	7.1	7.3	27.5	23.4	6.4	8.2	37.3	42.8	5.9	5.4	5.7	4.6	10.1	8.3
RSA 31	1,344	653	2,739	1,806	3,050	674	3,786	3,216	425	443	280	349	358	655
Baker														
% Total	11.2	8.4	22.9	23.2	25.4	8.6	31.6	41.3	3.5	5.7	2.3	4.5	3.0	8.4
RSA 32A	3,234	2,864	10,743	8,436	3,234	4,012	11,657	12,037	1,281	1,655	925	1,288	1,480	2,391
Barstow														
% Total	9.9	8.8	33.0	25.8	9.9	12.3	35.8	36.8	3.9	5.1	2.8	3.9	4.5	7.3
RSA 32B	3,750	6,199	12,370	17,249	5,490	8,672	14,701	26,777	1,843	3,783	1,793	3,669	4,200	8,382
Victorville														
% Total	8.5	8.3	28.0	23.1	12.4	11.6	33.3	35.8	4.2	5.1	4.1	4.9	9.5	11.2
RSA 33	1,412	2,750	4,783	7,242	3,958	6,853	5,909	11,267	1,380	2,140	1,800	2,489	4,861	7,734
Twentynine Palms														
% Total	5.9	6.8	19.8	17.9	16.4	16.9	24.5	27.8	5.7	5.3	7.5	6.1	20.2	19.1
RSA 34	441	457	1,621	1,378	364	491	1,972	2,283	426	414	380	531	669	1,125
Needles														
% Total	7.5	6.8	27.6	20.6	6.2	7.4	33.6	34.2	7.3	6.2	6.5	8.0	11.4	16.8
COUNTY TOTAL	59,413	76,296	198,191	210,415	70,030	104,072	235,308	337,808	29,951	41,557	25,878	35,812	65,301	89,056
% Total	8.7	8.5	29.0	23.5	10.2	11.6	34.4	37.7	4.4	4.6	3.8	4.0	9.5	10.0

Source: 1970 and 1980 U.S. Census

Figure 3



Age Characteristics-1970



Age Characteristics-1980

TABLE 5

RACE AND ETHNICITY

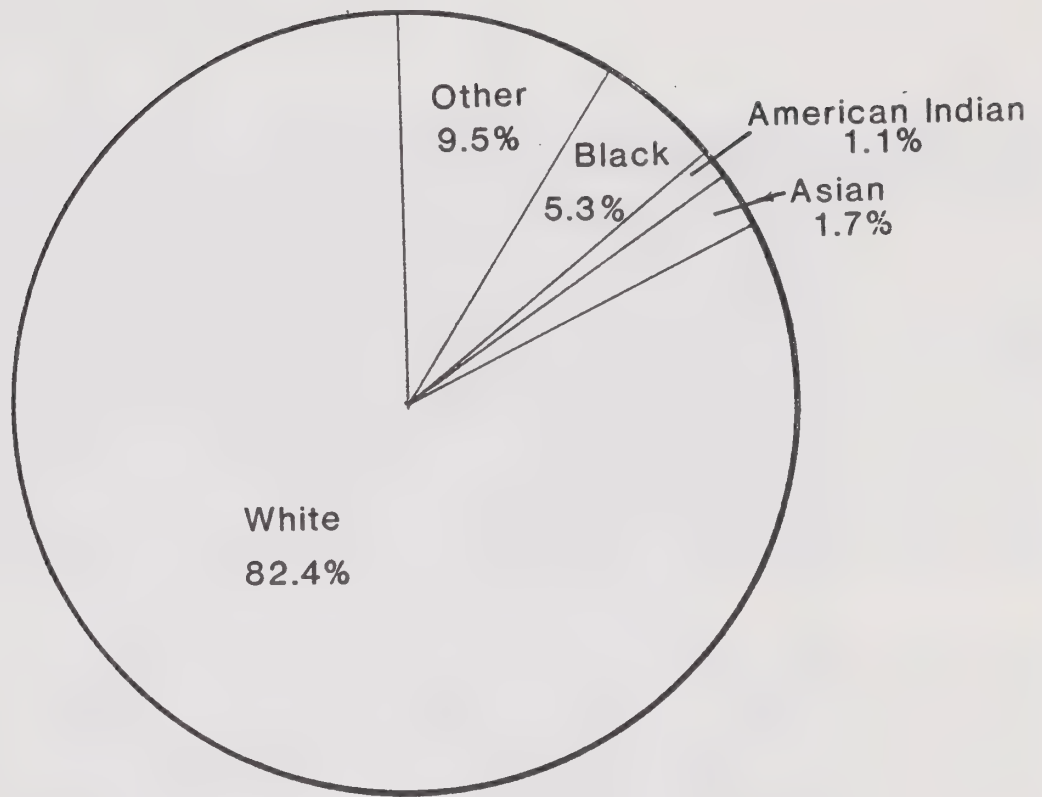
COUNTY OF SAN BERNARDINO

AREA	American Indian		Asian		Black		White		Other (Spanish & Non-Spanish)		Total		Hispanic	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28	N/A	3,276	N/A	5,960	4,567	12,234	224,470	295,401	3,699	33,405	232,736	350,265	40,028	78,831
West Valley %	—	0.9	—	1.7	2.0	3.5	96.4	84.3	1.6	9.5	100.0	100.0	17.2	20.8
RSA 29	596	3,484	N/A	6,395	19,430	27,754	286,876	267,916	3,805	40,580	312,304	346,060	53,663	66,081
East Valley %	0.3	1.0	—	1.8	6.2	8.0	91.9	77.6	1.2	11.6	100.0	100.0	17.2	18.5
RSA 30	25	358	N/A	117	35	125	20,165	35,468	149	626	20,374	36,748	655	1,831
Mountains %	0.1	0.9	—	0.4	0.2	0.3	99.0	96.5	0.7	1.7	100.0	100.0	3.2	5.0
RSA 31	177	217	N/A	48	711	85	10,805	6,611	289	385	11,982	7,346	874	749
Baker %	1.5	3.0	—	0.7	5.9	1.2	90.2	89.9	2.4	5.2	100.0	100.0	7.3	10.2
RSA 32A	587	818	N/A	581	1,734	1,987	29,707	24,940	526	4,354	32,554	32,680	7,499	8,210
Barstow %	1.8	2.5	—	1.8	5.3	6.1	91.3	76.3	1.6	13.3	100.0	100.0	23.0	25.1
RSA 32B	N/A	1,013	N/A	1,222	2,206	3,750	40,962	65,124	979	3,628	44,147	74,737	3,915	6,841
Victorville %	—	1.4	—	1.6	5.0	5.0	92.8	87.1	2.2	4.9	100.0	100.0	8.9	9.2
RSA 33	105	534	N/A	537	527	1,828	23,097	36,266	374	1,310	24,103	40,475	1,700	2,421
Twentynine Palms %	0.4	1.3	—	1.3	2.2	4.5	95.8	89.6	1.6	3.2	100.0	100.0	7.1	6.0
RSA 34	369	384	N/A	69	40	50	5,399	5,819	64	357	5,872	6,679	928	899
Needles %	6.3	5.7	—	1.1	0.7	0.7	91.9	87.1	1.1	5.4	100.0	100.0	15.8	13.5
COUNTY TOTAL	3,456	10,084	N/A	14,929	29,250	47,813	641,481	737,545	9,885	84,645	684,072	895,016	109,262	165,863
%	0.5	1.1	—	1.7	4.3	5.3	93.8	82.4	14.4	9.5	100.0	100.0	16.0	18.5

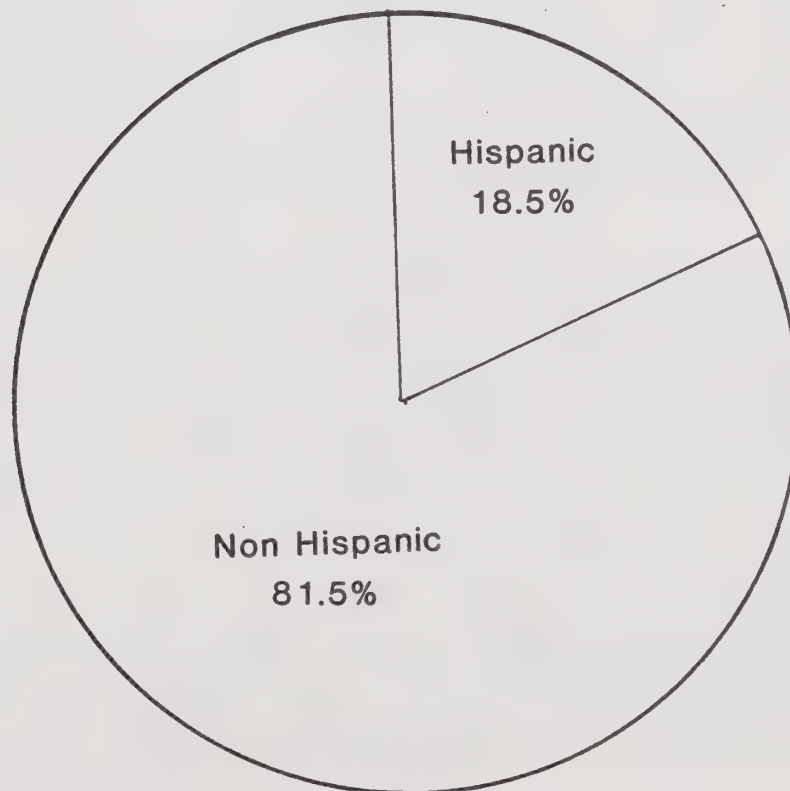
Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are shown as a separate column because they are also included in several racial groups.

Figure 4



Race and Ethnicity-1980



Hispanic/Non Hispanic-1980

2. Household Characteristics. Although the characteristics of individual members of the population are important for an understanding of growth and change in the County, the more useful unit for analysis is the household. Household characteristics and housing needs can be readily compared with information about the existing housing stock. The Bureau of the Census considers all people living in a dwelling unit as a household, whether or not they are related. A single person renting an apartment as well as a family who own their own home are both considered households. People who live in retirement or convalescent homes, dormitories, military barracks or prisons are not considered households. They are called "group quarters population" and are a significant portion of the total population in San Bernardino County.

Demographic studies have confirmed the common sense knowledge that as individuals age, their household arrangements and housing needs change. Children live with their parents through high school and occasionally college, and then move out to set up their own households. Young, unmarried people who are on their own usually rent housing and frequently share with non-relative roommates. They are more likely to move from unit to unit as their jobs and roommates change. They are also more likely to seek smaller units and ones involving less maintenance (e.g., apartments rather than houses). Young married couples may rent apartments or own condominiums, but if they have children they are more likely to seek to own or rent a single family house. As their family size increases or their incomes increase, they may trade up to a larger house, but families at this stage are typically stable and settled.

The next major change in housing needs occurs when the children leave home and the couple approaches retirement. At this time they may wish to have a smaller unit with reduced maintenance costs or to move to be nearer activities or people with whom they want to spend time during retirement. The sluggish real estate market of 1981-1983, which resulted from high interest rates, has made it difficult for many older people to sell their homes and find smaller units. This has slowed down the rate of housing turnover in general, but particularly for older people.

Finally, retirement and convalescent homes are often necessary for those elderly people who cannot or choose not to live with relatives. A jurisdiction that provides a range of housing types to fit the needs of people at different income and lifetime stages is more likely to have a stable population of lifelong residents than one that does not,

so long as employment opportunities are also available. For this reason, it is important to look at household characteristics and employment patterns in comparison to the type of housing available.

Table 6 describes the characteristics of households in San Bernardino County as a whole and in each RSA. A slight decline has been noted in the percentage of the total households that are families, but the County still remains predominantly family-oriented. The highest percentage of family households is located in the West Valley, which is consistent with the concentration of elderly and institutional population in these areas. Single-person households, like high vacancy rates, are reflective of an adequate if not over supply of housing in relationship to demand.

Table 7 gives information on those households that are usually considered to have special housing needs: the elderly, the disabled, large families, minority and female-headed households. For a variety of reasons these groups may have trouble obtaining suitable housing. The elderly usually have fixed and lower incomes (pensions or social security) and may also have trouble maintaining their units. Although the population aged 65 and over represents only 9.9% of the total in the County, 18% of the households had elderly heads of household in 1980. Many of these seniors also live alone because their families have grown up and moved away. A high correlation exists between age and disability. Elderly households are more likely to have handicapped members and to need assistance performing routine home maintenance. The greatest concentrations of elderly households are in the desert regions and the East Valley. The desert communities have become very attractive to retirees. Seniors in these areas buy or rent units designed specifically for them. The East Valley is a somewhat different situation. Elderly households in this region are likely to have moved to the area as young people and stayed. This area is more likely to have senior citizens continuing to live in the homes where they reared their families, although they may not need the space or be able to maintain the houses adequately.

Based on a 1982 Department of Rehabilitation Survey and the 1980 Census, an estimated 11.9% of the households in San Bernardino County have at least one member over sixteen years of age who is disabled. However, since the definition of disability is broad (it includes problems that do not require a modification to the dwelling unit), it is estimated that 20 to 30% (or 6,000 to 10,000) households will require special housing.

Large families (those with five or more members) are likely to have difficulties finding suitable housing because few large units are built each year. As a result, large families are likely to be crowded into housing that is too small for them. A household is considered to be overcrowded if it has more than one person per room. In 1980, 6.6% of the total households in the County were living in overcrowded conditions. This is down from 9.1% in 1970. No one region appears to have a concentration of overcrowded households.

Minority households and female-headed households are considered to have special problems finding adequate housing because they are likely to have lower incomes and may face discrimination. The County has experienced an increase in both minority and female-headed households in all regions since 1970.

Migrant farmworker households are another group likely to have special housing needs. They are low-income, transient, and likely to be minority group members. The County Agricultural Commissioner's Office indicates that although San Bernardino County has a large agricultural industry, it is not the type that is likely to require seasonal help with harvesting. The County's agricultural uses primarily consist of dairy farms or grain crops such as alfalfa or wheat. Neither uses migrant labor. The area most likely to have a need for farmworker housing is the East Valley, which still has a large number of citrus groves. However, conversations with growers associations and packing houses indicate that very little migrant labor is used; high school and college students from the area fill the need.

Income is the major factor that constrains the ability of households to obtain adequate housing. Table 8 shows the income distribution of households in San Bernardino County. Table 9 shows the relation of the median income in San Bernardino County to that of other counties in the SCAG region. Los Angeles and Orange Counties both have higher median incomes.

Within the County, the highest concentration of low-income households is in the Twentynine Palms region. Thirty-six percent of the households in the region have very low incomes, and the median income is only \$11,314. This concentration of low-income households is because of the large number of senior citizens who have retired to the area, and to the low pay of recruits at the Twentynine Palms Marine Corps base.

As might be expected, the highest income areas are the West Valley and Mountain RSA's, \$21,011 and \$18,651, respectively. These regions were 20.3% and 6.8% higher than the median income for the County as a whole.

The 1980 U.S. Census information also contains calculations of the poverty status of families and individuals not living in families. The income that was defined as the "poverty threshold" is a national standard, not reflective of local or regional variations in the cost of living. These calculations consider only income and do not include the value of possessions (house, stock, etc.). The definition does include variations for family size and the age of the head of the household. Table 10 outlines the federally defined poverty levels.

Since the cost of living in southern California is higher than the nation as a whole, and considering the adjustments for family size and age, the census count of persons below the poverty level is a stricter definition than that used in most planning and program eligibility work. With that in mind, Table 11 shows poverty status by race; and Table 12 shows poverty status by age of household head and by families with and without children.

As these tables indicate, minorities and female-headed households comprise a large percentage of the poor. Blacks represent 5.3% of the total population but 9.4% of the people living below the federally-defined poverty level. Likewise, Hispanics represent 18.5% of the total population and 29.9% of the poor, and Asians 1.7% of the population and 2.3% of the poor. To some extent, this may be a result of the fact that many of the County's Asian and Hispanic residents are recent immigrants to this country and have not yet gained the necessary language, social, and work skills for assimilation into American culture. As a result, the long-term need will continue for housing affordable to these very low income minorities, as well as fair housing counseling.

Similarly, households with female heads represent only 7.9% of the total households, but 30.0 percent of those households are below the poverty level. Perhaps this results from women continuing to earn on the average less than 62 percent of what men earn despite recent equal pay legislation. As was the case for minorities, although this trend may be mitigated in time, there will be a near-term need for housing affordable to this group.

However low a given household's income, it will not require assistance if it is not paying more than it can afford for housing. This will depend on the spending characteristics of the household. However, the standard used by the Federal Department of Housing and Urban Development (HUD) and most state and local programs is that a household should not pay more than 30 percent of its gross monthly income for housing. Typically, overpayment by owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on their investment and additionally, always have the option of selling to relieve the burden. Renters do not have the same benefits or options. Table 13 shows housing expenditures as a percentage of income for the four income groups. Over 81,000 households are paying more than the standard for affordability (i.e., 30%) for both the incorporated and unincorporated portions of the County. These figures will be further divided for the unincorporated area as each RSA is discussed. In 1980, the Census used 25% of monthly income as the standard of affordability. In Table 13, these figures were used to determine the percentage of people paying over 30% of monthly income for housing.

Military personnel and their families are another group of County residents who have special housing needs. The County has five major military installations: the Marine Corps Air Ground Center at Twentynine Palms, Norton Air Force Base, George Air Force Base, Fort Irwin, and Nebo Marine Center. All of these installations have experienced an increase in personnel since 1980 and Twentynine Palms, Norton and George expect this trend to continue. Table 15 summarizes the personnel and housing situation at the major military bases. Between 30% and 60% of the people stationed at these facilities are living in nearby communities. The Housing Officers at the various bases indicated that these are likely to be lower-ranking enlisted personnel who are married. Higher-ranking officers have priority in base housing assignments and barracks (dormitories) are available for unmarried personnel. The average tenure of most residents of base housing at all facilities was three or four years, so these are not short-term residents. The pay and housing allowances for junior enlisted personnel in all branches of the military are quite low, however. The Housing Officers gave \$200 to \$300 per month as a cost range that junior military personnel can afford. This is at the low end of the rent scale for all of the areas where the military facilities are located. These households are likely, therefore, to pay more than they can afford or occupy inadequate housing.

Two other types of "group quarters population" constitute a large part of the population in San Bernardino County - those who are inmates of correctional or Youth Authority facilities and the elderly who live in nursing homes. Currently, the Department of Finance estimates the elderly population in nursing care homes at 2.8% of the population aged 55 or over, or 5,260 people in 1984. By 1990, this group is expected to represent 3% of the population over age 55, or 6,490 people.

Both of the State correctional facilities located in the County are in the West Valley Region. The State has plans to locate another prison in southern California, perhaps in Adelanto, an incorporated community in the desert region. In the meantime, the Department of Corrections expects the population at the Chino Institute for Men to increase by over 50% by 1990. The California Youth Authority projects a 10% increase in inmates at the Boys Farm over the same period. Families of inmates may choose to move to the area although most do not.

From the preceding paragraphs, it is clear that household types and therefore, housing needs in San Bernardino County are quite varied. There are areas with high concentrations of elderly households, family households, minority households, and military personnel. All areas do not share the same problems, nor do they share the same housing stock characteristics.

Finally, the most difficult housing need to estimate is that of the homeless. The County does not provide emergency shelter directly but through its contracts with local non-profit groups supports three. In addition, the Department of Public Social Services (DPSS) provides referrals and emergency assistance to eligible households. From January to June 1984, there were 950 requests for emergency shelter. This is up from a total of 751 requests in all of 1981. A 1984 survey by the Inland Communities Action Network (ICAN) showed the following reasons for the requests for shelter:

Family problems (abuse, overcrowding, etc.)	25%
Eviction	25%
"Other"	15%
Illness	12%
Transience	12%
Unemployment	6%

Requests for shelter came predominantly from the Valley but some families were in need in all areas. Forty percent of the cases involved families with children. One-half of the cases had no income at all. Most needed shelter for at least one week. One-third were classified as "deinstitutionalized" from all State mental hospitals.

The agencies surveyed were unable to assist 45% of these cases because of lack of space at local shelters, lack of funds or failure of those requesting assistance to meet minimum eligibility standards. Although the increase in need for emergency shelter may be a side effect of the downturn in the national economy that can only be "cured" by economic recovery and full employment, a short term need exists to increase the emergency shelter available to needy households in the County.

TABLE 6

HOUSEHOLD CHARACTERISTICS
COUNTY OF SAN BERNARDINO

AREA	TOTAL HOUSEHOLDS		TOTAL FAMILIES		ONE PERSON		AVERAGE SIZE	
	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28	68,044	113,130	57,429	90,977	10,615	17,548	3.70	3.10
West Valley %			84.4	80.4	15.6	15.5		
RSA 29	100,222	123,114	79,112	89,364	17,889	28,477	3.21	2.76
East Valley %			78.9	72.6	17.8	23.1		
RSA 30	6,926	13,794	5,764	10,569	1,162	2,497	2.90	2.70
Mountains %			83.2	76.6	16.8	18.1		
RSA 31	3,216	2,669	2,781	1,914	435	610	3.14	2.75
Baker %			86.5	71.1	13.5	22.9		
RSA 32A	9,280	10,938	7,927	8,602	1,353	2,111	3.43	2.99
Barstow %			85.4	78.6	14.6	19.3		
RSA 32B	13,528	26,363	11,407	20,621	1,895	4,766	3.11	2.80
Victorville %			84.3	78.2	14.0	18.1		
RSA 33	8,773	15,504	6,512	10,790	2,121	3,605	2.44	2.57
Twentynine Palms %			74.2	71.1	24.2	23.9		
RSA 34	2,032	2,659	1,626	2,018	384	584	2.88	2.51
Needles %			80.0	75.9	18.9	22.0		
COUNTY TOTAL	212,021	309,231	172,558	234,855	35,854	60,440	3.11	2.82
%			81.4	75.9	16.9	19.5		

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of average size of household based on Census data.

TABLE 7

HOUSEHOLDS WITH SPECIAL NEEDS

SAN BERNARDINO COUNTY

AREA		ELDERLY (65+)		HANDICAPPED		LARGE FAMILIES*		OVERCROWDED**		MINORITY		FEMALE-HEAD		TOTAL HOUSEHOLDS	
		1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28		N/A	14,023	N/A	10,472	16,263	19,093	6,671	6,803	1,877	13,450	3,785	10,845	68,044	113,130
West Valley	%	—	12.4	—	9.3	23.9	16.9	9.8	6.0	2.8	11.9	5.6	9.6	100.0	100.0
RSA 29		N/A	26,559	N/A	12,410	24,440	16,275	8,172	6,864	6,520	21,825	6,469	14,097	100,222	123,114
East Valley	%	—	21.6	—	10.1	24.4	13.3	8.2	5.6	6.5	17.7	6.5	11.7	100.0	100.0
RSA 30		N/A	1,983	N/A	787	1,163	1,404	612	486	47	338	282	955	6,926	13,794
Mountains	%	—	14.4	—	5.7	16.8	10.2	8.8	3.5	0.7	2.5	4.1	6.9	100.0	100.0
RSA 31		N/A	405	N/A	98	637	375	307	207	239	236	72	149	3,216	2,669
Baker	%	—	15.2	—	3.7	19.8	14.0	9.5	7.8	7.4	8.8	2.2	5.6	100.0	100.0
RSA 32A		N/A	1,462	N/A	1,157	2,376	1,829	1,213	904	658	2,012	560	834	9,280	10,938
Barstow	%	—	13.4	—	10.6	25.6	16.7	13.1	8.3	7.1	18.4	6.0	7.6	100.0	100.0
RSA 32B		N/A	5,196	N/A	3,261	2,731	3,314	1,274	1,440	708	2,483	475	1,968	13,528	26,363
Victorville	%	—	19.7	—	12.4	20.2	12.6	9.4	5.5	5.2	9.4	3.5	7.5	100.0	100.0
RSA 33		N/A	4,871	N/A	2,844	889	1,126	830	722	197	985	225	985	8,773	15,504
Twentynine Palms	%	—	32.4	—	18.9	10.1	7.5	9.5	4.8	2.2	6.5	2.6	6.5	100.0	100.0
RSA 34		N/A	801	N/A	365	356	265	237	N/A	105	252	79	193	2,032	2,659
Needles	%	—	30.1	—	13.7	17.5	10.0	11.7	—	5.2	9.5	3.9	7.3	100.0	100.0
COUNTY TOTAL		N/A	55,300	N/A	31,394	48,855	43,678	19,316	17,426	27,459	41,581	11,947	30,026	212,021	308,171
	%	—	20.9	—	11.9	20.7	16.5	9.1	6.6	4.9	13.5	5.6	7.9	100.0	100.0

Source: 1970 and 1980 U.S. Census
California Department of Rehabilitation

Notes:

* 5 or more

** 1.01 or more persons per room

TABLE 8

FAMILY/HOUSEHOLD INCOME

SAN BERNARDINO COUNTY

AREA	FAMILIES/HOUSEHOLDS											
	Median Income		Very Low Income		Low Income		Moderate Income		Upper Income		Below Poverty Level	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28 West Valley %	\$10,193	\$21,011	8,867 15.4	19,855 17.8	8,621 15.0	14,816 13.3	16,339 28.5	21,945 19.7	23,602 41.1	54,993 49.3	4,770 8.3	9,908 8.9
RSA 29 East Valley %	\$ 8,056	\$15,623	16,334 20.6	34,063 27.1	14,415 18.2	21,682 17.3	19,831 25.1	24,551 19.5	28,523 36.1	45,252 36.1	7,526 9.5	9,854 7.8
RSA 30 Mountains %	10,135	18,651	1,069 18.2	2,775 20.1	904 15.7	2,337 16.9	1,385 24.0	2,513 18.2	2,415 42.1	6,174 44.8	496 8.5	1,249 9.1
RSA 31 Baker %	8,898	17,889	547 19.7	649 24.3	495 17.8	374 14.0	841 30.2	381 14.3	898 32.3	1,265 47.3	298 10.7	533 20.0
RSA 32A Barstow %	10,053	17,061	1,096 3.8	2,505 22.9	1,312 16.6	1,706 15.6	2,275 28.7	2,483 22.7	3,244 40.9	4,244 38.8	1,596 7.5	2,055 18.8
RSA 32B Victorville %	8,257	15,616	2,695 23.6	7,114 30.4	2,466 21.6	5,109 21.9	2,595 22.8	5,045 21.6	3,651 32.0	9,105 39.0	1,297 11.4	2,859 12.2
RSA 33 Twentynine Palms %	6,524	11,314	2,398 36.8	5,410 35.9	1,433 22.0	3,661 24.3	1,390 21.4	2,686 17.8	1,291 19.8	3,297 21.9	986 15.1	1,711 11.4
RSA 34 Needles %	9,772	14,373	325 20.0	477 17.9	297 18.3	580 21.8	334 20.5	401 15.1	670 41.2	888 33.4	125 7.7	313 11.8
COUNTY TOTAL	\$ 9,439	\$17,463	33,331 19.3	72,848 21.6	29,943 17.3	50,265 14.9	44,990 26.1	60,005 17.8	64,294 37.3	125,218 37.2	17,094 9.9	28,482 8.4

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data.

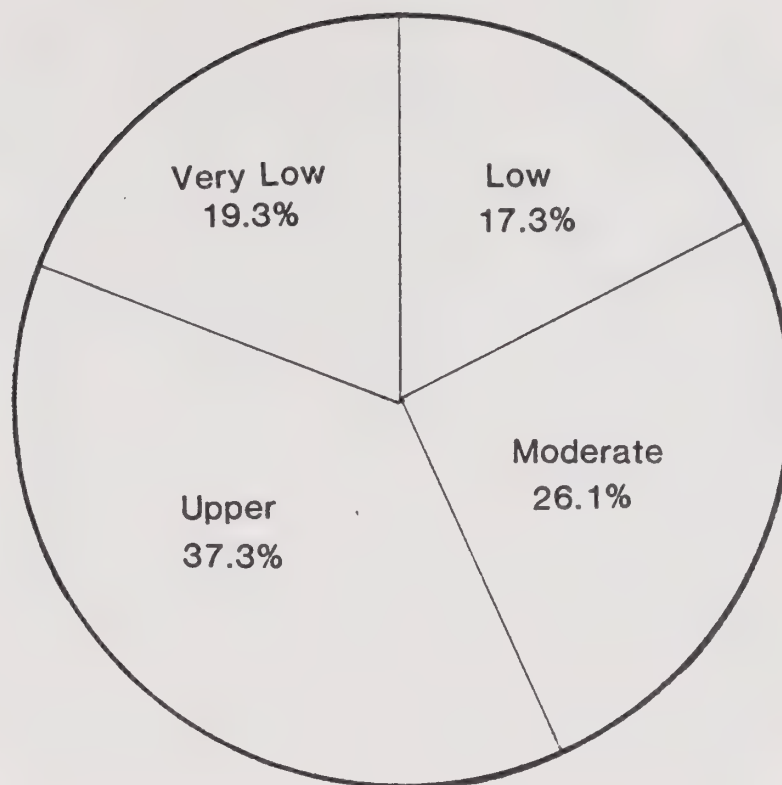
Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732 in 1980); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980); and upper income 121% (above \$11,327 in 1970 and above \$20,956 in 1980) of the regional median or more.

TABLE 9
 MEDIAN HOUSEHOLD INCOME
 SAN BERNARDINO COUNTY AND THE REGION

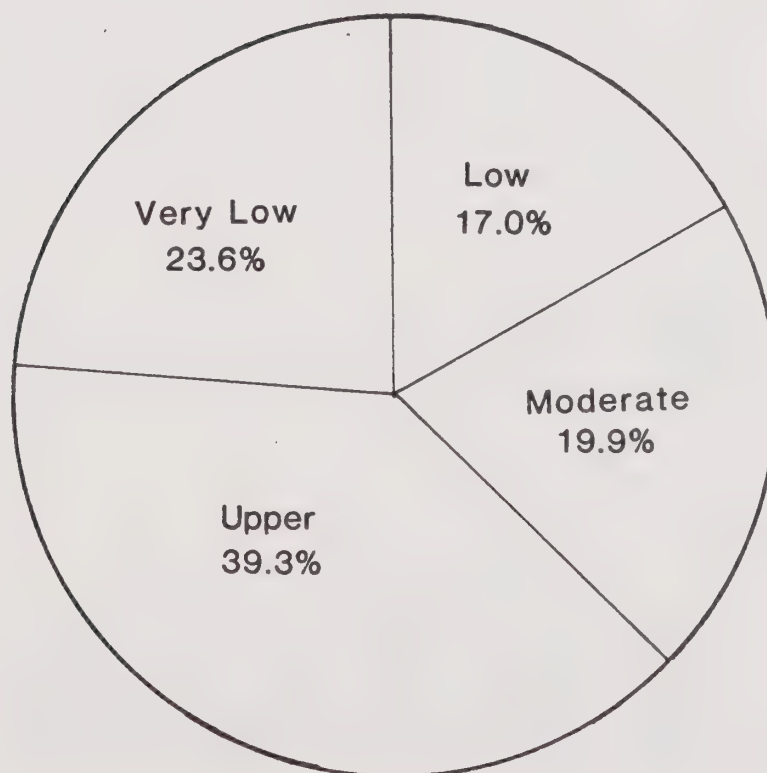
JURISDICTION	MEDIAN HOUSEHOLD INCOME	
	1970	1980
San Bernardino County	\$ 9,439	\$17,463
Los Angeles County	\$10,972	\$17,563
Orange County	\$12,245	\$22,802
Riverside County	\$ 8,997	\$16,037
State of California	\$10,732	\$18,243

Source: 1970 & 1980 U.S. Census

Figure 5



Family/Household Income-1970



Family/Household Income-1980

TABLE 10

THRESHOLDS AT THE POVERTY LEVEL BY SIZE OF FAMILY IN 1979

(National)

Size of Family Unit	Weighted Average Thresholds	Related Children Under 18 Years								
		None	1	2	3	4	5	6	7	8+
1 Person ¹	3,686									
Under 65 yrs.	3,774	3,774								
65 yrs. & over	3,479	3,479								
2 Persons ²	4,723									
HH under 65	4,876	4,858	5,000							
HH 65 & over	4,389	4,385	4,981							
3 Persons	5,787	5,674	5,839	5,844						
4 Persons	7,412	7,482	7,605	7,356	7,382					
5 Persons	8,776	9,023	9,154	8,874	8,657	8,525				
6 Persons	9,915	10,378	10,419	10,205	9,999	9,693	9,512			
7 Persons	11,237	11,941	12,016	11,759	11,580	11,246	10,857	10,429		
8 Persons	12,484	13,356	13,473	13,231	13,018	12,717	12,334	11,936	11,835	
9 or more Persons	14,812	16,006	16,144	15,929	15,749	15,453	15,046	14,677	14,586	14,024

¹Unrelated individual²Householders

Source: 1980 U.S. Census

The World Almanac and Book of Facts, 1983, New York: Newspaper Enterprises, Inc. p. 216

TABLE 11

POVERTY STATUS BY RACE/ETHNICITY - 1980

SAN BERNARDINO COUNTY

AREA	American Indian		Asian		Black		Hispanic		White		Total	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
RSA 28 West Valley	474	1.8	958	3.7	1,720	6.7	10,256	39.8	22,646	87.8	30,718	100.0
RSA 29 East Valley	1,107	2.2	1,010	2.0	6,207	12.4	13,773	27.5	27,779	55.7	49,876	100.0
RSA 30 Mountains	69	2.1	7	0.2	-0-	-0-	168	5.2	3,059	93.8	3,262	100.0
RSA 31 Baker	6	1.1	N/A	—	N/A	—	58	10.9	516	96.8	533	100.0
RSA 32A Barstow	122	3.0	40	1.0	419	10.4	1,339	33.4	2,794	69.7	4,014	100.0
RSA 32B Victorville	239	2.9	60	0.7	426	5.2	1,291	15.7	6,882	83.9	8,207	100.0
RSA 33 Twentynine Palms	122	22.7	106	19.8	255	13.9	798	33.0	4,064	11.2	5,345	100.0
RSA 34 Needles	122	13.5	N/A	—	N/A	—	228	25.2	662	73.1	906	100.0
COUNTY TOTAL	2,261	2.4	2,181	2.3	9,027	9.4	27,911	29.0	68,398	71.2	96,096	100.0

Source: 1980 U.S. Census

Note: Columns do not sum to 100% because Hispanic households are also included in several racial categories.
Poverty levels are defined in Table 10.

TABLE 12

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

SAN BERNARDINO COUNTY

AREA	Elderly (65+)		Families With Children		Families Without Children		Female Head With Children		Female Head Without Children		Total Households	
	Below Poverty	Above Poverty	Below Poverty	Above Poverty	Below Poverty	Above Poverty	Below Poverty	Above Poverty	Below Poverty	Above Poverty	Below Poverty	Above Poverty
RSA 28 West Valley	1,515 11.0	12,285 89.0	5,575 9.8	51,476 90.2	1,150 3.4	32,779 96.6	2,606 32.8	5,350 67.2	260 9.0	2,624 91.0	9,908 8.8	103,222 91.2
RSA 29 East Valley	2,565 9.5	24,282 90.5	8,262 17.0	44,743 83.0	2,097 4.9	35,877 95.1	3,886 37.4	6,459 62.6	417 10.5	3,553 89.5	17,227 13.0	114,914 87.0
RSA 30 Mountains	144 7.3	1,839 92.7	535 9.6	5,047 90.4	212 4.3	4,775 95.7	955 80.1	238 19.9	17 9.9	154 90.1	1,195 8.7	12,545 91.3
RSA 31 Baker	56 14.1	341 85.9	160 13.5	1,028 86.5	67 9.2	659 90.8	156 75.0	52 25.0	56 75.7	18 24.3	533 20.0	2,136 80.0
RSA 32A Barstow	140 10.1	1,248 89.9	779 15.4	4,290 84.6	166 4.7	3,332 95.3	310 46.8	352 53.2	32 14.8	184 85.2	1,342 12.3	9,596 87.7
RSA 32B Victorville	430 8.3	4,777 91.7	1,557 13.7	9,807 86.3	388 4.1	8,986 95.9	647 43.8	831 56.2	44 9.0	445 91.0	2,859 10.8	23,514 89.2
RSA 33 Twentynine Palms	363 7.5	4,508 92.5	246 6.2	3,711 93.8	106 1.7	6,074 98.3	335 48.8	352 51.2	13 4.4	283 95.6	1,711 11.4	13,343 88.6
RSA 34 Needles	51 6.4	750 93.6	153 16.9	752 83.1	85 7.6	1,028 92.4	99 64.7	54 35.3	6 15.0	34 85.0	313 11.8	2,346 88.2
COUNTY TOTAL	5,294 9.5	50,030 90.5	17,267 12.5	120,854 87.5	4,271 4.4	93,510 95.6	8,994 39.7	13,688 60.3	845 10.3	7,295 89.6	35,088 11.1	281,616 88.9

Source: U.S. Census

Note: Poverty levels are defined in Table 10.

TABLE 13

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME FOR OWNERS - 1980

SAN BERNARDINO COUNTY

HOUSEHOLD INCOME/COST	RSA 28		RSA 29		RSA 30		RSA 31		RSA 32A		RSA 32B		RSA 33		RSA 34		COUNTY TOTAL	
	%		%		%		%		%		%		%		%		%	
<u>Very Low Income</u> (Less than \$8,732)																		
Spent less than 25.0%	2,677	37.7	5,103	47.8	358	30.1	66	42.3	229	32.6	919	33.1	1,383	50.7	162	73.3	10,897	44.0
Spent 25.0-34.0%	838	11.8	1,515	14.2	113	9.5	10	6.4	99	14.1	429	15.4	368	13.5	19	8.6	3,391	13.7
Spent 35.0% or more	3,155	44.4	4,052	38.0	608	51.2	69	44.2	336	47.8	1,299	46.8	873	32.0	70	31.7	10,462	42.3
<u>Low Income</u> (\$8,732-\$13,970)																		
Spent less than 25.0%	2,985	59.6	5,440	61.6	583	47.4	82	72.6	459	65.4	1,139	52.1	1,238	70.2	129	83.8	12,055	58.2
Spent 25.0-34.0%	762	13.2	1,274	14.4	205	16.7	18	15.9	104	14.8	376	17.2	209	11.8	17	11.0	2,965	14.3
Spent 35.0% or more	2,041	35.3	2,119	24.0	440	35.8	13	11.5	93	13.2	670	30.7	317	20.0	9	5.8	5,702	27.5
<u>Moderate Income</u> (\$13,970-\$20,956)																		
Spent less than 25.0%	9,254	64.8	8,354	68.7	899	54.7	198	96.1	889	70.7	1,804	62.2	1,239	74.7	134	87.6	22,771	64.4
Spent 25.0-34.0%	3,042	21.3	2,014	16.6	362	22.0	5	2.4	217	17.2	612	21.1	281	16.9	17	11.1	6,550	18.5
Spent 35.0% or more	3,103	21.7	1,787	14.7	381	23.2	3	1.5	151	12.0	485	16.7	138	8.3	1	0.7	6,049	17.1
<u>Upper Income</u> (\$20,956 or more)																		
Spent less than 25.0%	28,582	74.9	28,730	85.2	3,695	77.7	530	94.8	2,653	91.5	5,333	80.2	2,094	90.8	447	95.3	72,064	80.5
Spent 25.0-34.0%	7,265	19.0	3,881	11.5	720	15.1	14	2.5	215	7.4	1,007	15.1	165	7.2	12	2.6	13,279	14.8
Spent 35.0% or more	2,327	6.1	1,123	3.3	344	7.2	15	2.7	19	0.7	308	4.6	48	2.0	4	0.9	4,178	4.7

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because condominium owners are not included and data is suppressed in some areas.

TABLE 14

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME FOR RENTERS - 1980

SAN BERNARDINO COUNTY

HOUSEHOLD INCOME/COST	RSA 28		RSA 29		RSA 30		RSA 31		RSA 32A		RSA 32B		RSA 33		RSA 34		COUNTY TOTAL	
	%		%		%		%		%		%		%		%		%	
<u>Very Low Income</u>																		
(Less than \$8,732)																		
Spent less than 25.0%	817	7.7	1,940	10.9	52	4.2	65	19.2	176	12.5	240	7.7	119	6.1	53	17.2	3,462	10.3
Spent 25.0-34.0%	1,507	14.2	3,156	17.8	107	8.6	35	10.4	246	17.5	539	17.3	127	6.5	56	18.2	5,773	17.2
Spent 35.0% or more	7,499	70.8	11,677	65.7	876	70.5	169	50.0	844	59.9	1,890	60.8	1,168	60.2	152	49.4	24,275	72.4
<u>Low Income</u>																		
(\$8,732-\$13,970)																		
Spent less than 25.0%	1,978	28.9	3,823	41.2	117	16.3	92	63.0	336	45.5	632	33.5	447	39.0	121	66.1	7,546	34.5
Spent 25.0-34.0%	2,520	36.8	2,909	27.0	228	31.7	20	13.7	205	27.7	568	30.1	325	28.3	43	23.5	6,818	31.2
Spent 35.0% or more	2,209	32.3	3,963	37.0	339	47.1	22	15.1	152	20.6	557	29.5	263	23.0	14	7.7	7,519	34.4
<u>Moderate Income</u>																		
(\$13,970-\$20,956)																		
Spent less than 25.0%	4,850	63.7	5,624	75.7	294	41.0	142	78.9	533	69.6	880	64.3	507	67.3	132	88.6	12,962	71.2
Spent 25.0-34.0%	1,753	23.0	1,408	18.9	195	30.5	18	10.0	130	17.0	269	19.7	138	18.3	12	8.1	3,923	21.5
Spent 35.0% or more	587	7.7	401	5.4	141	22.1	1	0.6	35	4.6	114	8.3	48	6.4	1	0.7	1,328	7.3
<u>Upper Income</u>																		
(\$20,956 or more)																		
Spent less than 25.0%	5,760	83.9	7,189	95.1	612	78.1	163	85.8	634	93.9	1,008	86.4	452	85.9	189	93.6	16,007	92.8
Spent 25.0-34.0%	540	7.9	356	4.7	118	15.1	0	-	20	30.0	84	7.2	40	7.6	0	0	1,158	6.7
Spent 35.0% or more	44	0.6	15	0.2	3	0.4	0	-	0	0	13	1.1	0	0	0	0	75	0.4

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because condominium owners are not included and data is suppressed in some areas.

TABLE 15

MILITARY HOUSING NEEDS - 1984

SAN BERNARDINO COUNTY

BASE	TOTAL MILITARY PERSONNEL	ON-BASE QUARTERS		LIVING OFF BASE
		FAMILY UNITS	BARRACKS	
MARINE TRAINING CTR (RSA 33)	8,500	1,121	5,300	2,079
GEORGE AFB (RSA 32B)	5,699	1,641	1,510	2,548
NORTON AFB (RSA 29)	6,084	264	5,236	3,571
FORT IRWIN (RSA 31)	3,500	868	2,119	780
NEBO CENTER (RSA 32A)	500	364	200	Negl.

Source: Housing Officers and Public Information Officers at each base.

TABLE 16

LABOR FORCE CHARACTERISTICS

SAN BERNARDINO COUNTY

AREA	Population Age 16 and Older	Not In Labor Force	Labor Force	Employed Persons	Unemployed Persons
RSA 28 West Valley %	245,076	85,594 34.9	159,482 65.1	149,532 93.8	9,950 6.2
RSA 29 East Valley %	263,661	110,995 42.1	152,666 57.9	140,996 92.3	11,670 7.6
RSA 30 Mountains %	27,283	10,414 38.1	16,869 61.8	15,713 93.1	1,156 6.9
RSA 31 Baker %	5,228	2,092 40.0	3,136 60.0	2,923 93.2	213 6.8
RSA 32A Barstow %	24,193	8,870 36.7	15,323 63.3	14,310 93.4	1,013 6.6
RSA 32B Victorville %	54,961	24,069 43.8	30,892 56.2	28,150 91.1	2,742 8.9
RSA 33 29 Palms %	32,850	15,391 46.9	17,459 53.1	16,339 93.6	1,120 6.4
RSA 34 Needles %	5,137	2,555 49.7	2,582 50.3	2,458 95.2	124 4.8
COUNTY TOTAL	658,389	259,980	398,409	370,421	27,988

Source: 1980 U.S. Census

3. Employment. Expansion of the employment base is a key factor contributing to an increased demand for housing. Most households prefer to live near their members' places of employment, all things being equal. However, available information on the relationship of the labor force to the amount of employment in San Bernardino County indicates that it is something of an exception to this rule. A 1982 study by Alfred Gobar Associates, Inc., indicated that 245,000 workers or 43% of the total labor force living in the San Bernardino-Riverside-Ontario Standard Metropolitan Statistical Area (SMSA) travel to jobs outside the region. The valley regions in particular provide affordable family housing for people who work in Orange and Los Angeles Counties.

Table 16 shows the labor force characteristics of the County as a whole and each Regional Statistical Area (RSA). The Needles region had a much lower labor force participation rate in 1980 than the rest of the County, reflecting its remoteness from employment centers and relatively large seasonal recreational services employment. The West Valley region had the highest labor force participation rate. Unemployment also varied from region to region within the County. Areas with fewer employment opportunities tend to have lower unemployment rates because people know that they must leave the area to find work. Likewise, unemployment tends to be higher in areas with a large employment base because unemployed workers are attracted from other regions.

Table 17 lists the industries in which residents of the County were employed in 1980. Trade and service industries predominated overall, but there was a good deal of variation from region to region reflective of the variety of the industrial base. Areas with large military bases showed a significant portion of the labor force in the armed forces. Areas with large retirement communities (Twentynine Palms, Victorville) or recreational attractions (Needles, the Mountains) showed a predominance of service workers. The West Valley had the greatest number and percent of its workers employed by manufacturing industries.

The occupations of employed persons are classified in Table 18. Once again, a good deal of variation exists from region to region within the County. The Mountains RSA has the greatest percentage of its work force in management or professions. Both West and East Valley regions have much higher absolute numbers employed in these occupations; however, a larger percentage worked in technical and craft occupations. In contrast, laborers and operators are the largest occupation grouping in Baker and Needles.

Approximately 22% of the County labor force commutes outside the County to work. Table 19 shows the destinations and Table 20 shows the travel time to work. The greatest number and percent of the total work force traveling 45 minutes or more to work live in the West Valley, the Mountains, and the Victorville RSA's. This pattern is not expected to continue in the future. In San Bernardino County Employment Growth Targets for 1983-1988, Alfred Gobar Associates concluded that industries will begin to move to San Bernardino in the near future in response to a skilled labor force and the availability of large parcels of relatively inexpensive, industrially-zoned land. The West Valley region has already experienced an increase in industrial development and the County is actively encouraging the continuation of this trend. Information developed by SCAG as a basis for the SCAG 82 Growth Forecast Policy indicates that the County is expected to add 137,800 jobs between 1980 and 1990. Table 21 shows the expected distribution of employment by region.

TABLE 16
LABOR FORCE CHARACTERISTICS
SAN BERNARDINO COUNTY

AREA	Population Age 16 - 64	Labor Force	Employed Persons	Unemployed Persons	Not In Labor Force
RSA 28 West Valley %	245,069	159,467 65.1	149,517	9,950 6.2	85,587
RSA 29 East Valley %	316,968	125,012 57.6	116,553	8,459 3.9	91,869
RSA 30 Mountains %	27,683	16,869 60.9	15,713	1,156 6.9	10,414
RSA 31 Baker %	2,825	1,685 59.6	1,560	125 7.4	1,140
RSA 32A Barstow %	24,193	15,323 63.3	14,310	1,013 6.6	8,870
RSA 32B Victorville %	54,961	30,892 56.2	28,150	2,742 8.9	24,613
RSA 33 29 Palms %	22,918	13,748 60.0	12,966	771 5.6	9,170
RSA 34 Needles %	5,137	2,582 50.3	2,458	124 2.4	2,555
COUNTY TOTAL %	696,776	412,967 59.3	383,698	29,258 7.1	274,024

Source: 1980 U.S. Census

TABLE 17
EMPLOYMENT BY INDUSTRY - 1970 to 1980
SAN BERNARDINO COUNTY

AREA	Armed Forces		Agricultural, Mining, Construction		Manufacturing		Transportation, Utilities, Communications		Trade		Finance, Insurance, Real Estate		Services		Public Administration		TOTAL		
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	
RSA 28 West Valley	%	1,173 1.5	295 0.2	5,537 7.0	15,423 10.2	24,529 31.1	39,406 26.1	4,993 6.3	12,307 8.2	16,974 21.6	31,512 20.8	2,840 3.6	7,920 5.3	18,984 24.1	37,833 25.1	3,747 4.8	6,425 4.2	78,777 100.0	150,827 100.0
RSA 29 East Valley	%	6,264 6.0	5,735 4.1	7,149 6.8	11,350 8.1	14,746 14.1	17,418 12.5	7,638 7.3	10,558 7.6	22,560 21.6	28,397 20.4	4,836 4.6	7,550 5.4	32,314 30.9	22,146 15.9	9,121 8.7	10,125 7.3	104,628 100.0	139,443 100.0
RSA 30 Mountains	%	36 0.5	66 0.4	944 13.5	2,362 14.7	496 7.1	1,354 8.4	495 7.1	1,203 7.5	1,638 23.6	3,362 20.9	489 7.0	1,614 10.0	2,310 33.1	5,183 32.2	565 8.1	961 6.0	6,973 100.0	16,105 100.0
RSA 31 Baker	%	1,467 43.5	0 0	107 3.2	727 24.9	678 20.1	832 28.5	250 7.4	240 8.2	377 11.2	345 11.8	42 1.2	69 2.4	352 10.4	571 19.5	103 3.0	139 4.8	3,376 100.0	2,923 100.0
RSA 32A Barstow	%	1,175 9.8	965 6.9	394 3.3	1,054 7.5	302 2.5	513 3.7	2,359 19.6	2,475 17.7	2,277 19.0	3,243 23.1	254 2.1	426 3.0	2,428 20.2	2,871 20.5	2,829 23.5	2,468 17.6	12,018 100.0	14,015 100.0
RSA 32B Victorville	%	4,663 30.4	5,005 17.6	1,133 7.4	3,606 12.7	1,566 10.2	2,808 9.9	1,278 8.3	2,534 8.9	2,478 16.1	5,145 18.1	584 3.8	1,596 5.6	2,852 18.6	6,209 21.9	791 5.2	1,478 5.2	15,345 100.0	28,381 100.0
RSA 33 Twentynine Palms	%	4,248 48.5	6,114 38.5	366 4.2	1,470 9.3	260 3.0	458 2.9	530 6.0	895 5.7	1,133 12.9	2,552 16.1	203 2.3	752 4.7	1,476 16.8	2,874 18.1	551 6.3	751 4.7	8,767 100.0	15,866 100.0
RSA 34 Needles	%	0 0		181 8.3	239 9.7	34 1.6	80 3.3	637 29.2	548 22.3	588 27.0	639 25.9	59 2.7	41 1.7	569 26.1	703 28.6	111 5.1	208 8.5	2,179 100.0	2,458 100.0
COUNTY TOTAL	%	19,026 8.2	18,180 4.9	15,811 6.8	36,231 9.8	42,611 18.4	62,869 17.0	18,180 7.8	30,760 8.3	48,025 20.7	75,195 20.3	9,307 4.0	19,968 5.4	61,285 26.4	104,260 28.2	17,818 7.7	22,555 6.1	232,063 100.0	370,018 100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 figures exclude persons not employed in categories listed above.

TABLE 18

OCCUPATION OF EMPLOYED PERSONS - 1980

SAN BERNARDINO COUNTY

AREA	Managerial/ Professional		Technical, Sales, Administration		Services		Farming, Forestry, Fishing		Precision Production, Craft, Repair		Operations, Fabrication, Laborers		TOTAL	
		%		%		%		%		%		%		%
RSA 28 West Valley	30,842	20.7	44,223	29.6	18,112	12.1	3,878	2.6	23,657	15.9	28,520	19.1	149,232	100.0
RSA 29 East Valley	31,320	23.2	43,671	32.3	19,389	14.2	2,084	1.5	18,729	13.8	20,338	15.0	135,032	100.0
RSA 30 Mountains	4,442	27.7	4,657	29.0	2,584	16.1	173	1.1	2,640	16.5	1,543	9.6	16,039	100.0
RSA 31 Baker	335	11.5	557	19.1	389	13.3	274	9.4	621	21.2	748	25.6	2,923	100.0
RSA 32A Barstow	2,157	16.5	3,688	28.8	2,277	17.4	351	2.7	2,557	19.6	2,021	15.5	13,051	100.0
RSA 32B Victorville	4,431	19.0	6,624	28.3	3,296	14.1	640	2.7	4,601	19.7	3,769	16.1	23,361	100.0
RSA 33 Twentynine Palms	1,792	18.4	2,454	30.3	1,625	16.7	275	2.8	1,890	19.4	1,206	12.4	9,742	100.0
RSA 34 Needles	440	17.9	589	24.0	521	21.2	70	2.8	266	10.8	572	23.3	2,458	100.0
COUNTY TOTAL	75,759	21.5	106,463	30.3	48,193	13.7	7,745	2.2	54,961	15.6	58,717	16.7	351,838	100.0

Source: 1980 U.S. Census

TABLE 19
COMMUTING PATTERNS - 1980
SAN BERNARDINO COUNTY

AREA	PLACE OF WORK			Total Workers
	Within County	Outside County	Not Reported	
RSA 28	61,388	47,465	11,562	120,415
West Valley %	51.0	39.4	9.6	100.0
RSA 29	90,750	15,618	12,140	118,508
East Valley %	76.6	13.2	10.2	100.0
RSA 30	11,596	2,300	2,002	15,898
Mountains %	72.9	14.5	12.6	100.0
RSA 31	2,309	260	386	2,955
Baker %	78.1	8.8	13.1	100.0
RSA 32A	12,180	310	1,374	13,864
Barstow %	87.9	2.2	10.0	100.0
RSA 32B	22,462	1,996	2,872	27,330
Victorville %	82.2	7.3	10.5	100.0
RSA 33	10,463	1,706	3,947	16,116
Twentynine Palms %	64.9	10.6	24.5	100.0
RSA 34	1,774	362	204	2,340
Needles %	75.8	15.5	8.7	100.0
COUNTY TOTAL	212,922	70,017	34,487	317,426
%	67.1	22.0	10.9	100.0

Source: 1980 U.S. Census

TABLE 20

TRAVEL TIME TO WORK - 1980

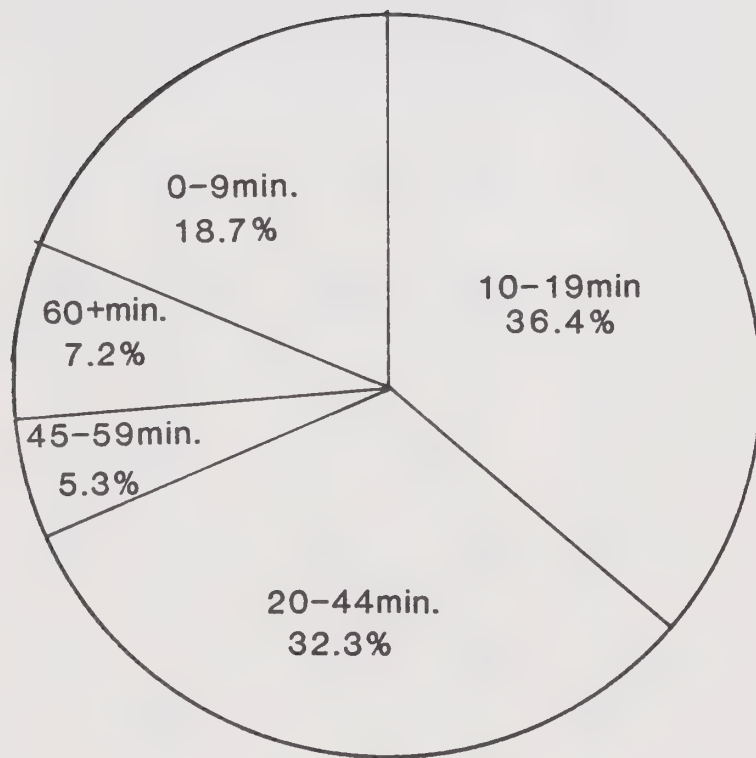
SAN BERNARDINO COUNTY

AREA	[*] Less Than 5 Minutes	5-9 Minutes	10 - 14 Minutes	15 - 19 Minutes	20 - 29 Minutes	30 - 44 Minutes	45 - 59 Minutes	60 Minutes or More
RSA 28	3,564	15,654	21,965	23,947	26,906	25,584	11,623	13,048
West Valley %	2.5	11.0	15.4	16.8	18.9	18.0	8.2	9.2
RSA 29	4,320	17,441	24,105	25,753	24,476	11,980	3,165	5,975
East Valley %	3.5	13.6	19.4	21.9	21.7	11.3	3.2	5.4
RSA 30	975	2,782	2,935	1,814	1,575	2,019	1,116	2,205
Mountains %	6.3	18.0	19.0	11.8	10.2	13.1	7.2	14.3
RSA 31	467	941	485	213	267	294	52	46
Baker %	16.9	34.0	17.5	7.7	9.7	10.6	1.9	1.7
RSA 32A	1,022	5,357	5,847	3,775	2,135	1,165	1,003	940
Barstow %	4.8	25.3	27.6	17.8	10.1	5.5	4.7	4.4
RSA 32B	1,155	5,115	4,745	5,262	3,946	2,298	1,162	2,363
Victorville %	4.4	19.6	18.2	20.2	15.2	8.8	4.5	9.1
RSA 33	1,926	3,345	3,433	2,182	2,234	1,321	584	733
29 Palms %	12.2	21.2	21.8	13.8	14.2	8.4	3.7	4.7
RSA 34	455	672	565	280	240	106	16	47
Needles %	19.1	28.2	23.8	11.7	10.1	4.4	0.7	2.1
COUNTY TOTAL	13,884	51,307	64,080	63,226	68,097	44,767	18,721	25,357
%	4.0	14.7	18.3	18.1	19.5	12.8	5.3	7.2

Source: 1980 U.S. Census

NOTE: *Does not include people who conduct business in their place of residence.

Figure 6



Travel Time to Work-1980

TABLE 21
EMPLOYMENT GROWTH 1980 - 1990
SAN BERNARDINO COUNTY

COUNTY REGION	1980	1985	1990
RSA 28 West Valley	117,000	133,000	179,000
RSA 29 East Valley	118,000	137,000	166,000
RSA 30 Mountains	7,500	8,800	10,700
RSA 31 Baker	4,300	4,800	5,700
RSA 32A Barstow	13,000	16,000	20,000
RSA 32B Victorville	20,000	25,000	30,000
RSA 33 Twentynine Palms	11,300	13,700	16,500
RSA 34 Needles	2,700	3,100	3,700
TOTAL	293,800	341,400	431,600

Source: SCAG 1982 Growth Forecast

4. Housing Stock. In order to determine the extent of housing need in San Bernardino County, the analysis must include not only population, household and employment characteristics, but also the type and condition of the housing available. Housing need is defined as the gap between the type of housing required by the County's existing and projected residents and the type of housing available to them. The size, price and condition of the units are major factors in determining suitability. Table 22 details the distribution of the different housing types within the County. Although there has been an increase in the number of multi-family housing units in the County since 1970, single-family detached homes still predominate. This is expected to remain true over the next five years. Indeed, one of the reasons for the County's growth over the past decade has been the availability of relatively inexpensive land on which to build affordable single-family housing.

Another consequence of the predominance of single-family detached housing in the County is the predominance of owner-occupied units. Where the 1980 U.S. Census indicated that Los Angeles County has only 46.4% owner-occupied units, 68.4% of the occupied units in San Bernardino County are occupied by the owners. The owner/renter split is weighted even more in favor of owners in the case of single-family units and mobile homes. Over 80% of these units are owner-occupied. Table 23 classifies the tenure by unit type for the County as a whole and for each RSA.

Mobile homes also constitute an important part of the County's housing stock. Many retirees have chosen to sell their homes, purchase mobile homes and move to mobile home parks where recreation facilities are available and maintenance costs are reduced. Traditionally, space in such parks has been rented. Although parks continue to be developed in the County, many of the newer ones are built as subdivisions or condominiums rather than as rental parks. Like other conventional rental properties, mobile home parks have not proved to be major money-makers for the owners, and few people are willing to take on the demands of property management without a substantial return on their investment. Some of the mobile home parks that were built as rentals have converted to cooperative or condominium ownership, or subdivided. As a result, the number of rental spaces in the unincorporated area has been stable or declined slightly over the past four years. Table 24 delineates this change.

People who rent spaces in mobile home parks, like tenants in conventional rentals, have been faced with unexpected

rent increases when the parks change hands. The new owners raise rents to cover the cost of their financing on the park. Since many of the tenants are senior citizens on fixed incomes, the rent increases can have a major impact on their finances. In order to define the extent to which this is a problem in the area, the County has hired a consultant to complete a survey of park owners and tenants, with the intent to establish a pilot program that will meet whatever needs are identified.

Table 25 shows the age of the housing stock of San Bernardino County. Because most of the housing was built since 1950, very little of it is in poor condition. Table 26 shows the number of substandard units in the unincorporated area as a whole and in each RSA. Those areas with larger amounts of housing built before 1940 generally have the areas with the most housing in need of repair or replacement, i.e., the East Valley, the West Valley and the Mountains. In the Mountains, much of the stock was built as vacation homes prior to building code regulations. The units were not intended for year-round occupancy and construction and maintenance was not always adequate. As a result, many units are in need of repair or replacement.

The desert RSA's have a similar problem in the form of small units built as homesteads to the minimum standards required to claim the land. Few of these units are still occupied and all are being steadily removed from the housing stock and replaced by standard units.

Since substandard units are less expensive than units in good condition, they are likely to be occupied by lower-income households. These households do not have the income to make necessary repairs or move to a standard unit. Some of the units in poor condition are occupied by elderly people who have lived in them for a long time. Although they may have substantial equity in their homes, they do not have the income to afford repairs.

The availability of vacant units of suitable size and cost is an important factor in ensuring that residents are not overcrowded or forced to move to other areas. Table 27 tabulates the number and type of vacant units as reported by the 1980 Census, while Table 28 gives results of a survey of vacant units completed by the U.S. Postal Service for the Federal Home Loan Bank Board (FHLBB) in 1983. The mountain and desert RSA's all have significant numbers of vacant vacation homes. These units are not available for occupancy by households needing housing. As a result, the actual supply of vacant units to meet the County's growth demands

is much smaller than it appears at first glance. The FHLBB survey indicated an overall vacancy rate of 2.7% for single-family and 4.5% for multifamily units. A vacancy rate of 3% to 5% overall is considered adequate to ensure proper functioning of the housing market.

Finally, the cost of housing determines whether or not a household will be able to obtain an adequately-sized unit in good condition in the area where they wish to live. Table 29 shows housing values and rents in 1980 for San Bernardino County and other counties in the SCAG region. The median value of owner-occupied, non-condominium units in San Bernardino County was slightly higher than that for Los Angeles and Riverside counties, but lower than Orange County. The median rent was slightly below all adjacent counties. A survey of housing sales prices conducted for this study revealed that home values have increased somewhat since 1980. Table 30 describes price ranges and averages for units in various sizes.

As an indication of the affordability of San Bernardino's housing, the 1984 median income can be compared with the 1984 home values. The median income for a family of four in 1984 was \$26,000, according to the State Department of Finance. The average sales price of a new detached three-bedroom house was \$75,156. Using the HCD standard that a household should not pay more than 30% of its gross income, and taking into consideration the down payment and interest rate, the median income household could not afford a home more expensive than \$57,060. This leaves a gap of \$18,116 (or 31%) more than they could afford.

Additionally, a household could have afforded up to \$520 per month in rent. (This figure is consistent with the County Housing Board Program.). The fact that renters do not get as much a return on their investment as do homeowners is reflected in this figure. In 1984, units were available in the County at rent levels affordable to low and moderate income households, since the average rent countywide is \$360. Further information on current prices and rents is contained in each section discussing specific RSA's. However, as indicated in the Introduction, different regions of the County have different housing and population characteristics; hence, these regions tend also to have different affordable housing needs. Specific requirements are discussed in the RSA-specific sections.

TABLE 22

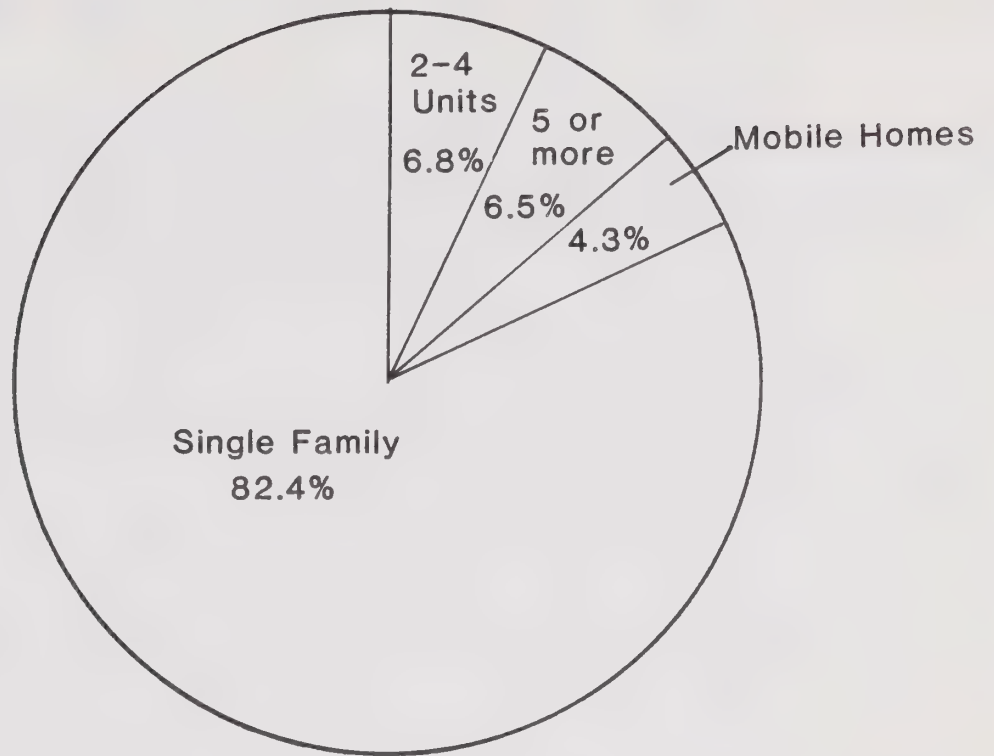
HOUSING TYPE

SAN BERNARDINO COUNTY

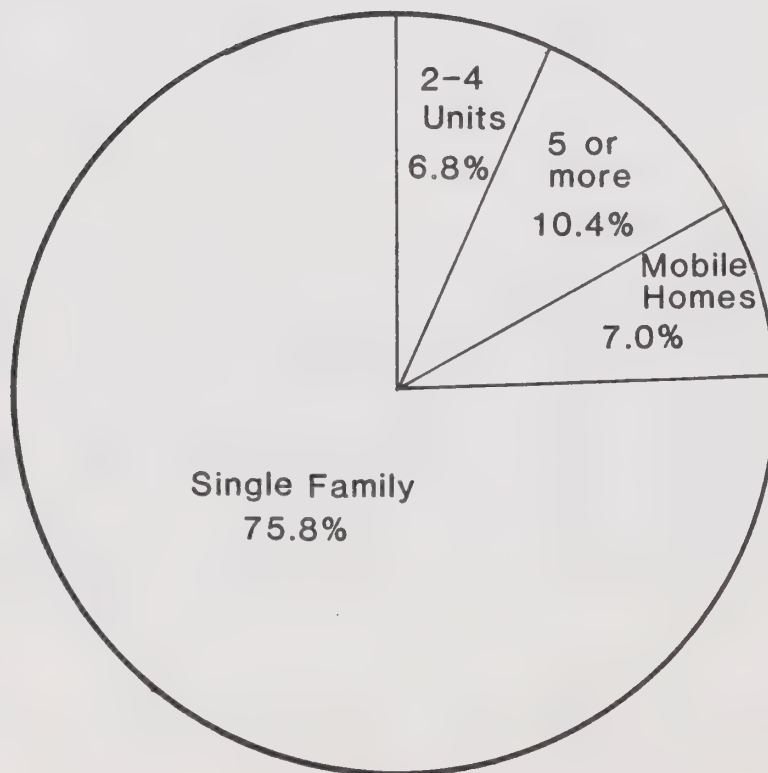
AREA	Single-Family Detached		Single-Family Attached		Duplex		3 to 4 Units		5 or More Units		Mobile Homes		TOTAL	
	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980	1970	1980
RSA 28	55,072	86,386	N/A	3,371	1,519	2,006	3,926	6,957	5,058	14,265	4,334	5,887	69,909	118,872
West Valley %	78.8	72.7	-	2.8	2.2	1.7	5.6	5.9	1.2	12.0	6.2	4.9	100.0	100.0
RSA 29	89,270	94,211	N/A	4,546	2,704	2,898	4,118	7,405	6,905	17,041	6,528	10,832	109,525	136,927
East Valley %	81.5	68.8	-	3.3	2.5	2.1	3.8	5.4	6.3	12.5	6.0	7.9	100.0	100.0
RSA 30	22,843	35,380	N/A	173	312	747	143	468	224	1,062	64	869	23,522	38,699
Mountains %	97.1	91.4	-	0.4	1.3	1.9	0.6	1.2	1.0	2.7	0.3	2.2	100.0	100.0
RSA 31	2,292	1,910	N/A	82	268	98	134	29	203	518	314	700	2,897	3,337
Baker %	79.1	57.2	-	2.5	9.3	2.9	4.6	0.9	7.0	15.5	8.7	21.0	100.0	100.0
RSA 32A	8,404	8,493	N/A	351	493	627	382	312	833	1,317	620	1,034	10,112	12,140
Barstow %	83.1	70.0	-	2.9	4.9	5.2	3.8	2.6	8.2	10.8	6.1	8.5	100.0	100.0
RSA 32B	14,458	22,075	N/A	1,479	478	704	796	1,513	821	2,667	1,034	3,033	16,553	31,471
Victorville %	87.3	70.1	-	4.7	2.9	2.2	4.8	4.8	5.0	8.5	6.2	9.6	100.0	100.0
RSA 33	16,578	16,365	N/A	873	323	788	332	339	541	984	504	1,684	17,774	21,033
Twentynine Palms %	93.3	77.8	-	4.2	1.8	3.7	1.9	1.6	3.0	4.7	2.8	18.0	100.0	100.0
RSA 34	2,096	1,740	N/A	70	151	72	64	134	62	175	424	1,575	2,373	3,766
Needles %	88.3	46.2	-	1.9	6.4	2.0	2.7	3.5	2.6	4.6	17.9	41.8	100.0	100.0
COUNTY TOTAL	216,110	266,560	N/A	10,945	6,607	7,940	10,418	17,157	16,198	38,029	10,825	25,614	249,333	366,245
%	86.7	72.8	-	3.0	2.6	2.1	4.2	4.7	6.5	10.4	4.3	7.0	100.0	100.0

Source: 1970 and 1980 U.S. Census

Figure 7



Housing Type - 1970



Housing Type-1980

TABLE 23
UNIT TYPE AND TENURE - 1980
SAN BERNARDINO COUNTY

AREA	Single-Family Detached		Single-Family Attached		Duplex		3 to 4 Units		5 or More Units		Mobile Homes		TOTAL	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
RSA 28														
Owner Occupied	69,778	81.0	1,273	38.0	380	20.0	946	14.0	1,634	11.0	4,678	79.0	78,689	66.2
Renter Occupied	12,605	15.0	1,730	51.0	1,532	76.0	5,100	73.0	11,047	77.0	800	14.0	32,814	27.6
Vacant	4,003	4.0	368	11.0	94	5.0	911	13.0	1,584	11.0	409	7.0	7,369	6.2
RSA 29														
Owner Occupied	69,734	74.4	585	24.7	304	18.1	833	12.2	1,523	9.3	8,718	80.5	80,797	63.3
Renter Occupied	17,715	18.5	3,531	65.8	2,422	76.0	5,623	75.1	13,284	77.5	1,422	13.1	43,997	28.9
Vacant	6,762	7.1	461	9.5	172	5.9	949	12.7	2,234	13.2	702	6.4	11,280	7.8
RSA 30														
Owner Occupied	9,442	26.7	13	7.5	113	15.1	109	23.3	143	13.5	308	35.4	10,128	26.2
Renter Occupied	2,702	7.6	95	54.9	355	47.5	123	26.3	247	23.3	34	3.9	3,556	9.2
Vacant	23,236	65.7	51	29.5	279	37.4	236	50.4	672	63.2	527	60.6	25,001	64.6
RSA 31														
Owner Occupied	1,194	62.5	54	65.9	42	42.9	0	0	60	11.6	359	51.6	1,709	51.3
Renter Occupied	475	24.9	24	29.3	36	36.7	23	79.3	249	48.1	152	21.8	959	28.8
Vacant	241	12.6	4	4.8	20	20.4	6	20.7	209	40.3	185	26.6	665	19.9
RSA 32A														
Owner Occupied	6,108	71.9	101	28.3	207	33.0	67	21.5	223	16.9	773	74.8	7,479	61.7
Renter Occupied	1,766	20.8	231	64.7	350	55.8	198	63.5	739	56.1	149	14.4	3,433	28.3
Vacant	619	7.3	11	3.1	70	11.2	47	15.0	355	27.0	112	10.8	1,214	10.0
RSA 32B														
Owner Occupied	15,682	71.0	112	7.6	125	17.8	87	5.8	311	11.7	2,045	67.4	18,362	58.4
Renter Occupied	3,028	13.7	1,330	89.9	456	64.8	1,129	74.6	1,750	65.6	463	15.3	8,156	25.9
Vacant	3,365	15.3	37	2.5	123	17.4	297	19.6	606	22.7	525	17.3	4,953	15.7
RSA 33														
Owner Occupied	9,150	55.9	529	61.2	255	32.4	119	35.1	135	13.7	963	57.4	11,151	53.0
Renter Occupied	2,155	13.2	273	31.6	342	43.4	161	47.5	609	61.9	314	18.7	3,854	18.4
Vacant	5,060	30.9	62	7.2	191	24.2	59	17.4	240	24.4	401	23.9	6,013	28.6
RSA 34														
Owner Occupied	1,093	62.8	16	22.9	8	11.1	23	17.2	24	13.7	620	39.4	1,784	47.4
Renter Occupied	516	29.7	41	58.6	47	65.3	72	53.7	123	70.3	76	4.8	875	23.2
Vacant	131	7.5	13	18.5	17	23.6	39	29.1	28	16.0	879	55.8	1,107	29.4
COUNTY TOTAL														
Owner Occupied	182,181	68.3	2,683	24.5	1,434	18.1	2,184	12.7	4,053	10.6	18,464	72.1	210,999	57.6
Renter Occupied	40,962	15.4	7,255	66.3	5,540	69.8	12,429	74.4	28,048	73.8	3,410	13.3	97,644	26.7
Vacant	43,417	16.3	1,007	9.2	966	12.1	2,544	14.9	5,928	15.6	3,740	14.6	57,602	15.7

Source: 1980 U.S. Census, STF 3, Table 102

Notes: 1. These Figures are extrapolated from sample data.

2. Mobile home category includes temporary dwellings, such as tents, boats and vans.

TABLE 24
SPACES IN MOBILE HOME PARKS
SAN BERNARDINO COUNTY (UNINCORPORATED)

AREA	TOTAL SPACES		OCCUPIED SPACES (PERMANENT AND SEASONAL)		OCCUPIED SPACES (PERMANENT)	
	1980	1984	1980	1984	1980	1984
RSA 28	3,216	2,063	3,065	2,012	2,987	1,930
RSA 29	7,109	6,344	6,704	6,177	6,449	5,878
RSA 30	1,260	851	952	725	497	340
RSA 31	173	288	133	121	93	92
RSA 32A	521	420	326	392	286	349
RSA 32B	1,641	1,685	1,410	1,575	1,332	1,413
RSA 33	1,384	1,367	1,241	1,257	1,073	1,120
RSA 34	1,581	1,348	1,395	915	504	349
TOTAL UNINCORP COUNTY	16,885	14,366	15,226	13,174	13,221	11,471

Source: San Bernardino County Environmental Services Department

Note: Covers only rental mobile home parks, not cooperative condominium, or other owner-occupied mobile home parks.

TABLE 25
AGE OF THE HOUSING STOCK
SAN BERNARDINO COUNTY

AREA	YEAR BUILT						TOTAL
	Before 1939	1940-1949	1950-1959	1960-1969	1970-1980	1980-1983	
RSA 28							
West Valley	7,758	9,711	25,737	26,249	49,430	7,749	126,634
%	6.1	7.7	20.3	20.7	39.1	6.1	100.0
RSA 29	15,872	17,624	36,039	34,720	32,871	12,633	149,749
East Valley	10.6	11.8	24.1	23.2	22.0	8.4	100.0
%							
RSA 30							
Mountains	4,537	3,788	4,913	9,800	15,661	3,073	41,772
%	10.9	9.1	11.8	23.5	37.5	7.4	100.0
RSA 31							
Baker	383	601	651	786	968	261	3,650
%	10.5	16.5	17.8	21.5	26.5	7.2	100.0
RSA 32A							
Barstow	628	1,205	3,780	4,096	2,431	698	12,838
%	4.9	9.4	29.5	31.9	18.9	5.4	100.0
RSA 32B							
Victorville	915	1,378	5,964	6,987	15,963	4,908	36,125
%	2.5	3.8	16.5	19.3	44.2	13.6	100.0
RSA 33							
29 Palms	442	1,032	4,789	7,331	7,439	2,302	23,335
%	1.9	4.4	20.5	31.4	31.9	9.9	100.0
RSA 34							
Needles	542	342	641	693	1,548	127	3,893
%	13.9	8.7	16.5	17.8	39.8	3.3	100.0
COUNTY TOTAL	31,077	35,681	82,514	90,662	126,311	31,751	397,996
%	7.8	9.0	20.7	22.8	31.7	8.0	100.0

Source: 1980 U.S. Census
Calif. Department of Finance

TABLE 26
SUBSTANDARD HOUSING UNITS
UNINCORPORATED COUNTY

AREA	TOTAL	RENTER-OCCUPIED	SUITABLE FOR	
			REPAIR	REPLACEMENT
RSA 28 West Valley	1,387	406	1,105	282
RSA 29 East Valley	3,171	915	2,527	644
RSA 30 Mountains	2,279	250	1,816	463
RSA 31 Baker	297	72	237	60
RSA 32A Barstow	396	110	316	80
RSA 32B Victorville	1,189	311	948	241
RSA 33 Twentynine Palms	991	219	790	201
RSA 34 Needles	99	22	79	20
TOTAL	9,809	2,305	7,818	1,991

Source: Estimates based on 1980 Census; April, 1984 Department of Finance housing counts; and adopted San Bernardino County Housing Assistance Plan

Note: See Appendix B, Item 4 for discussion of methodology.

TABLE 27
VACANCY STATUS - 1980
SAN BERNARDINO COUNTY

AREA		FOR SALE	FOR RENT	SEASONAL	OTHER	TOTAL
RSA 28		2,965	2,554	271	1,592	7,382
West Valley	%	40.2	34.6	3.7	21.6	100.0
RSA 29		4,127	3,961	339	2,228	10,655
East Valley	%	38.7	37.2	3.2	20.9	100.0
RSA 30		632	648	22,381	1,354	25,015
Mountains	%	2.5	2.6	89.5	5.4	100.0
RSA 31		46	158	163	171	538
Baker	%	8.5	29.4	30.3	31.8	100.0
RSA 32A		197	463	188	291	1,139
Barstow	%	17.3	40.6	16.5	25.5	100.0
RSA 32B		1,120	1,203	870	872	4,065
Victorville	%	27.6	29.6	21.4	21.4	100.0
RSA 33		378	512	4,182	947	6,019
Twentynine Palms	%	6.3	8.5	69.5	15.7	100.0
RSA 34		45	71	451	540	1,107
Needles	%	4.1	6.4	40.7	48.8	100.0
COUNTY TOTAL		9,900	9,933	29,403	8,257	57,493
	%	17.2	17.3	51.1	14.4	100.0

Source: 1980 U.S. Census

TABLE 28
HOUSING COSTS AND RENTS
1980
SAN BERNARDINO COUNTY AND THE REGION

JURISDICTION	OWNER-DECLARED MEDIAN VALUE	MEDIAN RENT
San Bernardino County	\$ 74,200	\$232
Los Angeles County	\$ 71,200	\$208
Orange County	\$108,138	\$336
Riverside County	\$ 70,700	\$248
State of California	\$ 84,500	\$253

Source: 1980 U.S. Census

Note: Value is determined only for owner-occupied, non-condominium units on lots of less than 10 acres.

TABLE 29
HOUSING SALES PRICES
1984
SAN BERNARDINO COUNTY

UNIT TYPE	AVERAGE PRICE	PRICE RANGE	SAMPLE
<u>SINGLE-FAMILY DETACHED</u>			
Resale: 1 BR	\$44,313	\$25,000 to \$110,000	30
2 BR	55,139	20,000 to 161,000	255
3 BR	66,065	25,000 to 165,000	353
4 BR	88,936	33,500 to 380,000	137
New Sale: 1 BR	\$47,833	\$40,000 to \$ 69,000	6
2 BR	63,836	25,000 to 130,000	159
3 BR	75,176	28,000 to 240,000	213
4 BR	95,675	49,700 to 285,000	68
<u>SINGLE FAMILY ATTACHED</u>			
2 BR	\$54,325	\$39,950 to \$ 72,650	16
3 BR	76,838	72,750 to 79,000	8

Source: California Market Data Cooperative (Sept., 1983 - Mar., 1984) tabulated by James Felt Realty Services.

5. Summary of Housing Need. The previous sections have discussed the components of housing need in detail and compared San Bernardino County to other counties in the SCAG region. As a result, it is clear that there are two types of housing needs: the housing needs of existing residents and the housing needed to accommodate growth. Existing residents are considered inadequately housed if they are paying more than they can afford, living in substandard units, or living in overcrowded conditions. Most of these households are in lower income brackets.

Additional housing also must be produced to accommodate the continued growth that is expected to occur in the County. The Southern California Association of Governments prepared a Regional Growth Forecast in 1982 that projected growth for each RSA and for the County as a whole. However, examination of building permit records and California Department of Finance reports indicated that while the countywide growth projections are generally compatible with growth trends, the distribution among the RSA's differs from SCAG's forecast. Therefore, Table 31 has been designed to indicate both SCAG's and the County Planning Department's growth projections. SCAG has reviewed the County's figures and accepts the County's redistribution. (A letter of acknowledgement from SCAG is included as Appendix G.) This information is also discussed in the "Summary of Housing Needs" for each RSA.

Normal operation of the housing market can be expected to produce the amount and type of housing necessary to accommodate growth, at prices affordable to moderate and upper income households. The previous analysis has indicated that in most of the RSA's housing affordable to lower income households is also being produced. The exceptions are the Mountain and West Valley regions. The market is not addressing the needs of very low income households at all. Therefore, the County's incentive programs are committed to focusing on the production of very low income housing throughout the unincorporated areas and on lower income housing in the Mountains and West Valley.

In addition, the previous analysis has revealed that certain groups with special needs may require public assistance to secure adequate housing. These groups include:

- a. The increasing number of elderly and disabled households who are not able physically or financially to maintain their homes; and

- b. Immigrants from Central and South America and Asia who may live in overcrowded and occasionally substandard conditions until they develop the social, language and job skills to be assimilated into American culture; and
- c. Divorced women with children whose reduced income makes it difficult for them to maintain or even afford their homes; and
- d. The junior enlisted military personnel and their families who must find housing near the military base and have a limited income to spend on it; and
- e. Very low income households of all sorts who can afford only a small proportion of the units available in the County.

Table 32 summarizes the housing needs of the County's current and expected residents.

TABLE 30
HOUSING NEEDED TO ACCOMMODATE GROWTH
1984 - 1990

	RSA 28	29	30	31	32A	32B	33	34	TOTAL
EXISTING UNITS	17,523	49,499	34,482	3,540	5,615	27,809	23,335	2,036	163,949
SCAG '82	22,337	3,925	2,293	0	0	10,769	19,610	344	59,278
Very Low (.1645)	3,674	646	377	-	-	1,771	3,226	57	9,751
Low (.2284)	5,102	896	524	-	-	2,459	4,479	78	13,539
Moderate (.2049)	4,577	804	470	-	-	2,207	4,018	70	12,146
Upper (.4022)	8,984	1,579	922	-	-	4,331	7,887	138	23,842
COUNTY FORECAST	9,838	8,595	11,026	1,185	1,284	18,968	6,519	1,777	59,192
Very Low (.1645)	1,618	1,414	1,814	195	211	3,120	1,072	292	9,736
Low (.2284)	2,247	1,963	2,518	271	293	4,332	1,489	406	13,519
Moderate (.2049)	2,016	1,761	2,259	243	263	3,887	1,336	364	12,129
Upper (.4022)	3,957	3,457	4,435	476	517	7,629	2,622	715	23,808

Sources: SCAG '82 Growth Forecast and RHAM

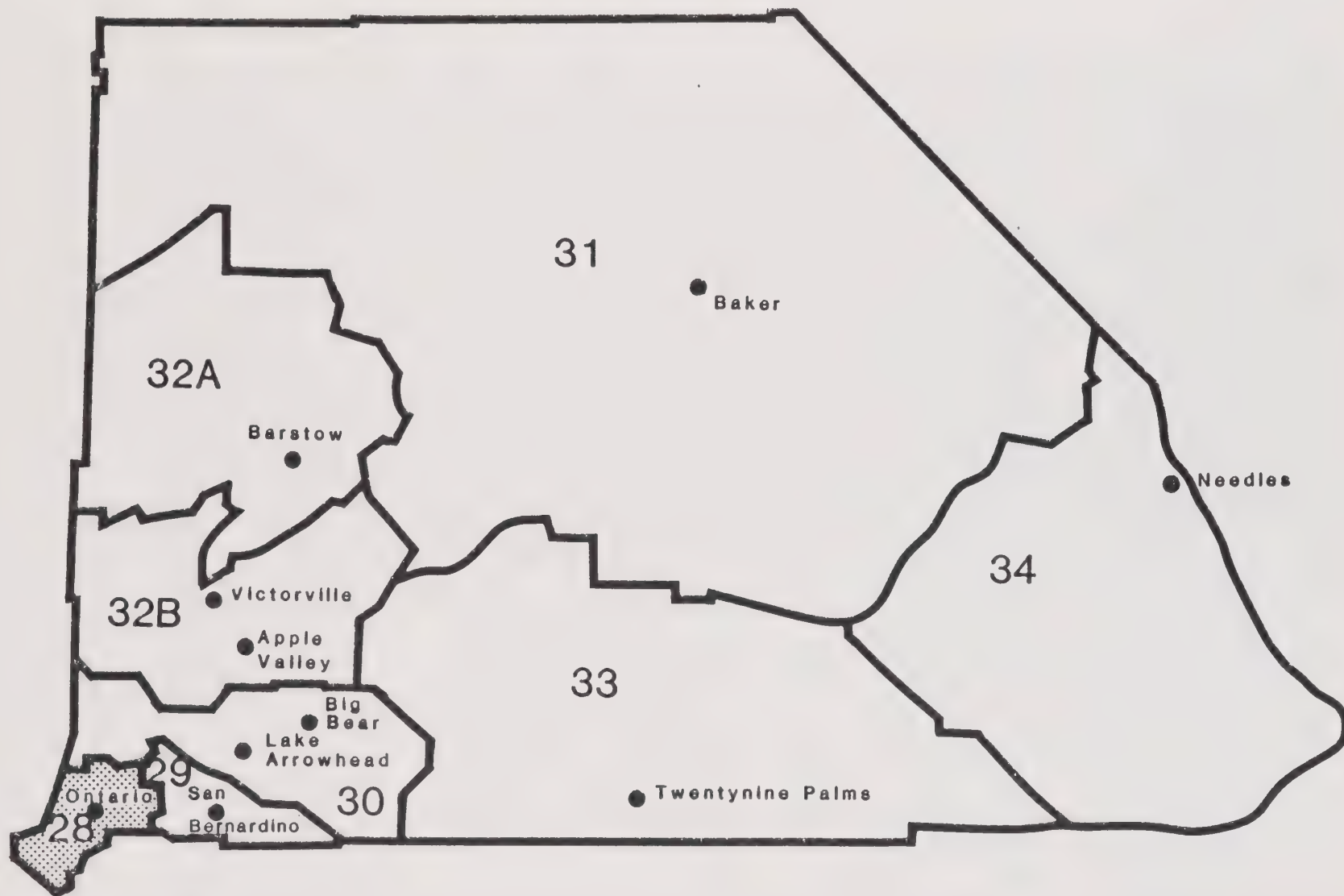


Figure 28-1
West Valley RSA

B. RSA 28 - West Valley

Regional Statistical Area (RSA) 28 comprises the West Valley portion of San Bernardino County (see Figure 28-1 for location map). The West Valley includes the incorporated cities of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga and Upland. Unincorporated areas surround these cities and include such communities as Chino Hills, Glenmead, Los Serranos, San Antonio Heights, and Sleepy Hollow.

1. Population Characteristics. The West Valley region has experienced extensive growth since 1970. Most of the growth has been in single-family housing and has resulted from growth pressures in Los Angeles and Orange Counties. Developable land has become scarce and more expensive, and as a result households looked to San Bernardino County -- especially the West Valley. This trend is expected to continue over the next five years. A large supply of vacant, served land is still available with few if any environmental constraints. Table 28-1 shows the growth trends in the West Valley region.

Despite the large population increase, there was little change in the age characteristics of the population. Table 28-2 shows the 1970 and 1980 age profiles. West Valley experienced little change in the proportion of pre-school, school, or college age population. Most areas showed a decrease. The West Valley showed a slight decrease in the proportion of the population which is over sixty-five years of age, while other areas of the County showed an increase. This stability in age characteristics indicates that the type of development or community has not changed. The West Valley remains predominantly families with children living in single-family detached housing.

Although there was little change in age characteristics, a shift was noted in the racial and ethnic characteristics of the population of the West Valley region. The percentage of the population that characterized itself as belonging to a minority group increased in 1980 in comparison to 1970. Table 28-3 delineates these changes. The largest numerical and percentage increase was in the Hispanic population. This increase may represent only changes in the questions asked by the census takers and increasing ethnic pride rather than an absolute increase.

Table 28-4 illustrates that within the region, certain census tracts have a large number or percentage of minority

residents. Concentrations of black population are in Census Tracts 4, 18 and 23. Census Tracts 8.01, 8.03 and 20 have relatively large Asian-American populations. Over one-third of the population of Census Tracts 6.02, 16 and 18 are of Hispanic origin, which compares to 20% regionwide. Nonetheless, no one part of the region appears to have a concentration of minorities; the groups appear to be mixed at a fairly fine-grain level.

TABLE 28-1
POPULATION GROWTH
RSA 28 - WEST VALLEY

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL
1970	160,299	72,437	232,736
1980	291,615	58,670	350,285
Percent Change	81.9%	(19.0%)	50.5%
1983	-	-	383,126
Percent Change	-	-	9.4%
1990	417,051	143,949	561,000
Percent Change	43.0%	145.4%	46.4%

Source: 1970 and 1980 U.S. Census
California Department of Finance, 1984
SCAG 82 Growth Population Forecast

Note: Census Tracts are shown on Figure A.

The decline of population in unincorporated areas is because of annexations and incorporations between 1970 and 1980.

TABLE 28-2

AGE CHARACTERISTICS OF THE POPULATION

1970 - 1980

RSA 28 - WEST VALLEY

AGE RANGE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)	14,846	28,024	7,114	5,310	21,978	33,706
%	9.3	9.6	9.8	9.1	9.4	9.5
5 - 18 (School)	48,030	72,876	23,625	18,617	71,655	91,493
%	30.0	25.0	32.6	31.7	30.8	26.1
19 - 24 (College)	15,999	33,009	5,766	6,316	21,765	39,325
%	10.0	11.3	8.0	10.8	9.4	11.2
25 - 54 (Working)	57,830	117,761	26,056	19,589	83,886	137,350
%	36.1	40.4	36.0	33.4	36.0	39.2
55 - 59 (Early Retirement)	6,565	11,692	2,970	2,649	9,535	14,341
%	4.1	4.0	4.1	4.5	4.1	4.2
60 - 64 (Retirement)	4,972	8,934	2,289	2,061	7,261	10,995
%	3.1	3.1	3.1	3.5	3.1	3.1
65 plus (Senior Citizens)	12,039	19,319	4,617	4,128	16,656	23,447
%	7.5	6.6	6.4	7.0	7.2	6.7
TOTAL	160,299	291,615	72,437	58,670	232,736	350,285
%	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1970 and 1980 U.S. Census

TABLE 28-3

RACE AND ETHNICITY - 1970 - 1980

RSA 28 - WEST VALLEY

RACE/ETHNICITY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	%		%		%		%		%		%	
American Indian	N/A		2,490	0.8	N/A		786	1.3	N/A		3,276	0.9
Asian	N/A		5,330	1.8	N/A		630	1.1	N/A		5,960	1.7
Black	2,321	1.4	9,932	3.4	2,246	3.1	2,311	3.9	4,567	2.0	12,243	3.5
White	155,647	97.1	245,566	84.2	68,823	95.0	49,835	84.9	224,470	96.4	295,401	84.3
Other (Spanish & Non Spanish)	2,331	1.5	28,303	9.7	1,368	1.9	5,102	8.7	3,699	1.6	33,405	9.5
TOTAL	160,299	100.0	291,615	100.0	72,437	100.0	58,670	100.0	232,736	100.0	350,285	100.0
Hispanic	26,874	16.8	61,011	20.9	13,154	18.2	11,820	20.1	40,028	17.2	72,831	20.8

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are included in several racial groups, as well as shown separately, because of the methods used to collect the data.

TABLE 28-4
RACE AND ETHNICITY BY CENSUS TRACT - 1980
RSA 33 - WEST VALLEY

CENSUS TRACT	White	Black	Am.Ind.	Asian	Other	TOTAL	Hispanic
1	12,466	182	121	174	820	13,543	2,147
2	14,170	773	177	277	1,876	17,273	3,581
3	8,298	859	118	240	1,217	10,732	2,236
4	10,375	170	98	248	816	11,707	2,100
5	8,958	169	86	197	1,043	10,453	2,737
6.01	7,900	158	33	112	652	8,855	1,596
6.02	4,620	77	56	51	1,165	5,969	3,337
7	1,298	1,191	60	38	876	3,463	1,090
8.01	10,949	208	28	598	410	12,193	871
8.02	10,484	185	64	296	776	11,805	1,518
8.03	21,307	500	155	459	888	23,309	1,929
9	6,092	41	49	120	827	7,129	1,890
10	6,681	186	67	127	569	7,630	1,039
11	8,829	82	62	73	391	9,437	873
12	3,553	26	23	15	134	3,751	330
13	17,029	702	179	376	2,246	20,532	5,173
14	1,207	8	10	27	141	1,393	247
15	5,107	160	93	91	1,017	6,468	2,132
16	3,868	59	73	23	1,508	5,531	3,318
17	12,577	724	114	266	1,751	15,432	3,570
18	15,632	1,180	171	368	3,283	20,634	7,748
19	3,942	358	66	67	377	4,810	884
20	35,181	869	241	796	2,341	39,428	4,948
21	8,186	243	75	253	1,701	10,458	3,360
22	4,879	137	83	83	591	5,773	1,500
23	3,198	1,675	84	87	654	5,698	1,156
24	4,925	68	102	38	925	6,058	1,630
25	4,819	103	113	71	839	5,945	1,593
26	3,500	38	75	19	376	4,008	1,196
28	3,364	354	70	27	589	4,404	947
29	7,372	224	155	99	735	8,585	1,492
30	1,373	3	20	11	75	1,482	184
31	4,208	124	86	31	441	4,890	948
32	5,028	54	48	58	296	5,484	726
33	5,707	120	66	63	473	6,429	1,054
34	8,319	233	155	81	816	9,594	1,751
TOTAL	295,401	12,243	3,276	5,960	33,405	350,285	72,831
%	84.3	3.6	0.9	1.7	9.5	100.0	20.7

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are included in the various racial groups, as well as separately because of the methods used to collect the data.

2. Household Characteristics. As was the case with the characteristics of the population, the household characteristics of the West Valley region have remained essentially stable despite its enormous growth. Table 28-5 shows the characteristics of households in the region in 1970 and 1980. A slight decrease was experienced in the average household size, but it still remains the highest in the County. There was also a slight decrease in the percentage of the households that are family households but the number of single person households remained stable. Single-person households are another indication (besides the vacancy rate) of an under-utilized housing stock since almost all household units are designed for at least two people. In most of the County, the percentage of single-person households increased between 1970 and 1980.

Table 28-6 shows the households in the West Valley with special needs. Although 20.6% of the households were large families, only 7.0% reported living in overcrowded conditions (more than one person per room). The number of overcrowded households also decreased from 1970. The number and percentage of minority households increased from 1970 to 1980. In addition, 9.8% of the households were headed by women.

Table 28-7 shows the income characteristics of West Valley region households. The median income for the region was \$21,011, which was \$3,500 (20%) above that for the County in 1980; almost one-half of the households were considered upper income. Most of the growth in the region was middle and upper income households. This trend is expected to continue in the future.

Table 28-7 also shows the total number of households below poverty, and Table 28-9 shows the poverty status of the various racial and ethnic groups. Hispanics represent 21% of the population but 40% of the poor people in the region. The same is true for Blacks, Asians and American Indians.

Table 28-10 shows poverty status by household type. Although only 8.8% of all households have incomes below the poverty level, 26.4% of the female-headed households and 11% of the elderly households have incomes below the poverty level. For this reason, housing assistance programs in the West Valley should target female heads of household and elderly households.

No matter what a household's income, it will only need assistance if it is paying more than it can afford for housing. Table 28-12 shows housing expenditure as a percentage of income for households in the West Valley region.

The standard used by the Federal Department of Housing and Urban Development (HUD) and most state and local programs, is that a household should not pay more than 30 percent of its gross monthly income for housing. Typically, overpayment by owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on their investment and in addition, always have the option of selling to relieve the burden. Renters do not have the same benefits or options. Using the information for 1980 in Table 28-11 and projecting trends forward to 1984, the following information was obtained. Some 4,688 households are presently paying more than the standard for affordability; 1,365 of these are renters. Interestingly, 1,009 (21.5%) upper income homeowners pay more than 30% of their income for housing. These are most likely younger, first-time home buyers who have chosen to sacrifice in other areas in order to get onto the equity ladder. They are counting on a continued inflation in housing sales prices and values as well as increases to their own incomes.

TABLE 28-5

HOUSEHOLD CHARACTERISTICS - 1970 - 1980

RSA 28 - WEST VALLEY

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Total Households	48,000	94,608	20,044	17,049	68,044	111,657
Total Families/ % Families	39,913 83.2	75,736 80.0	17,516 87.4	15,241 87.6	57,429 84.4	90,977 80.4
One Person/ % One Person	8,087 16.8	14,959 15.8	2,528 12.6	2,589 14.9	10,615 15.6	17,548 15.7
Average Household Size	2.82	3.05	3.73	3.37	3.70	3.10

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of average size of household based on Census data.

TABLE 28-6

HOUSEHOLDS WITH SPECIAL NEEDS - 1970 - 1980

RSA 28 - WEST VALLEY

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
TOTAL HOUSEHOLDS	48,000	94,608	20,044	17,049	68,044	111,657
Elderly (65+) %	n/a	11,403 12.0	n/a	2,980 17.5	n/a	14,023 12.5
Handicapped %	n/a	8,193 8.6	n/a	2,279 13.4	n/a	10,472 9.4
Large Families (5 or more members) %	n/a	15,575 16.5	n/a	3,518 20.6	n/a	19,093 17.1
Overcrowded (1.01 or more persons per room)	2,871 6.0	4,779 5.0	3,153 15.7	1,199 7.0	6,024 8.9	5,978 5.3
Minority %	994 2.1	4,624 4.9	883 4.4	8,826 51.8	1,877 2.8	13,450 12.0
Female Head %	n/a	9,164 9.7	n/a	1,681 9.8	n/a	10,845 9.7

Source: 1970 and 1980 U.S. Census

Notes: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any of the categories.

TABLE 28-7

FAMILY/HOUSEHOLD INCOME - 1970 - 1980

RSA 28 - WEST VALLEY

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
San Bernardino County Median	\$9,439	\$17,463	\$9,439	\$17,463	\$9,439	\$17,463
RSA Median	\$10,161	\$21,011	\$10,265	\$21,011	\$10,193	\$21,011
Families/Households:						
Very Low Income	6,139	16,462	2,728	3,393	8,867	19,855
%	15.4	17.4	15.6	20.0	15.4	17.8
Low Income	5,997	12,253	2,624	2,563	8,621	14,816
%	15.0	13.0	15.0	15.1	15.0	13.3
Moderate Income	11,046	18,617	5,293	3,328	16,339	21,945
%	27.7	19.7	30.2	19.6	28.5	19.7
Upper Income	16,731	47,276	6,871	7,717	23,602	54,993
%	41.9	50.0	39.2	45.4	41.1	49.3
Total Families/ Households	48,000	94,608	20,004	17,049	68,044	111,657
%	100.0	100.0	100.0	100.0	100.0	100.0
Families/Households Below Poverty	3,387	5,126	1,383	1,782	4,770	6,908
%	8.5	5.4	7.9	10.5	8.3	6.1

Source: 1970 and 1980 U.S. Census

Notes: 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data. Columns do not sum to total family/households because of suppression of data for confidentiality reasons.

Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970 and \$8,732 in 1980); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980); and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

1970 total families did not equal households because singles were excluded. See Item #2, "Income Distributions", of the Technical Notes (page VI-5) for further discussion of methodology.

TABLE 28-8

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 28 - WEST VALLEY

AREA	INCOME				MEDIAN INCOME
	VERY LOW	LOW	MODERATE	UPPER	
Chino	1,477	1,074	1,945	6,413	\$23,791
Fontana	2,996	1,767	2,471	5,176	18,277
Montclair	1,511	1,073	1,595	3,033	18,259
Ontario	5,887	4,474	6,281	12,846	19,017
Rancho Cucamonga	1,641	1,660	3,067	10,618	24,864
Upland	2,950	2,205	3,258	9,190	21,713
TOTAL	16,462	12,253	18,617	47,276	--
Unincorporated 1	328	428	807	2,460	24,217
Census Tracts: 2	8	0	7	29	20,942
3	516	307	392	570	13,890
4	213	166	308	853	24,456
5	40	23	29	75	25,682
6.01	0	18	4	26	21,715
8.01	74	62	113	713	35,297
8.03	52	24	12	13	20,019
17	16	-	-	-	-
18	19	13	23	26	20,738
19	121	100	181	323	21,937
20	16	6	4	-	26,528
22	264	132	143	191	20,122
23	320	81	82	121	15,437
24	452	363	375	671	15,682
25	221	262	250	314	16,939
26	197	121	136	424	18,480
33	180	94	126	256	15,498
34	356	363	336	652	17,387
TOTAL	3,393	2,563	3,328	7,717	--
RSA TOTAL	19,855	14,816	21,945	54,993	--

Source: 1980 U.S. Census

TABLE 28-9

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 28 - WEST VALLEY

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	342	1.6	132	2.8	474	1.8
Asian	773	3.8	185	3.9	958	3.7
Black	1,380	6.6	340	7.2	1,720	6.7
Hispanic	8,790	34.6	1,466	27.4	10,256	39.8
White	18,560	88.1	4,086	86.1	22,646	87.8
TOTAL	25,375	100.0	5,343	100.0	30,718	100.0

Source: 1980 U.S. Census

Note: Hispanic households are included in several racial categories, as well as shown separately because of the method used by the Census to collect data.

Federal poverty levels are defined in Table 10 of the Countywide section.

TABLE 28-10

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 28 - WEST VALLEY

HOUSEHOLD TYPES	INCORPORATED AREAS			UNINCORPORATED AREAS			RSA TOTAL		
	Poverty Below	Level Above	Area Total	Poverty Below	Level Above	Area Total	Poverty Below	Level Above	Area Total
Elderly (65+)	1,188	10,215	11,403	327	2,070	2,397	1,515	12,285	13,800
%	10.4	89.6	100.0	13.6	86.4	100.0	11.0	89.0	100.0
Families	5,452	70,285	757,137	1,273	3,970	15,243	6,725	84,255	90,980
%	7.2	92.8	100.0	8.4	91.6	100.0	7.4	92.6	100.0
With Children	4,586	42,567	57,153	989	8,909	9,898	5,575	51,476	57,051
Without Children	866	27,718	100.0	284	5,061	100.0	1,150	32,779	100.0
Female Head	2,426	6,743	9,169	1,114	557	1,671	2,866	7,974	10,840
%	26.5	73.5	100.0	66.7	33.3	100.0	26.4	73.6	100.0
With Children	2,288	4,554	6,842	318	122	440	2,606	5,350	7,956
Without Children	138	2,189	2,327	796	435	1,231	260	2,624	2,884
TOTAL HOUSEHOLDS			94,608			17,049			111,657

Source: 1980 U.S. Census

Note: Federal poverty levels are defined in Table 10 of the Countywide section. Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any of the categories.

TABLE 28-11
HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980
RSA 28 - WEST VALLEY

HOUSEHOLD INCOME/EXPENDITURE	INCORPORATED AREAS				UNINCORPORATED AREA				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
	#	%	#	%	#	%	#	%	#	%	#	%
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	730	7.9	2,038	36.5	87	6.4	639	42.2	817	7.7	2,677	37.7
Spent 25.0-34.0%	1,361	14.7	670	12.0	146	10.7	168	11.1	1,507	14.2	838	11.8
Spent 35.0% or more	6,569	71.1	2,491	44.6	930	68.4	664	43.8	7,499	70.8	3,155	44.4
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	1,697	28.2	2,285	49.8	281	3.8	700	58.0	1,978	28.9	2,985	59.6
Spent 25.0-34.0%	2,176	36.2	593	12.9	344	41.4	169	14.0	2,520	36.8	762	13.2
Spent 35.0% or more	1,983	33.0	1,704	37.2	226	27.2	337	27.9	2,209	32.3	2,041	35.3
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	4,286	62.3	7,904	64.4	564	72.8	1,350	67.1	4,850	63.7	9,254	64.8
Spent 25.0-34.0%	1,615	23.6	2,661	21.7	138	17.8	381	18.9	1,753	23.0	3,042	21.3
Spent 35.0% or more	528	7.7	2,715	22.1	59	7.6	388	19.3	587	7.7	3,103	21.7
<u>Upper Income</u> (20,956 or more)												
Spent less than 25.0%	4,997	82.7	24,343	74.6	763	92.0	4,239	76.7	5,760	83.9	28,582	74.9
Spent 25.0-34.0%	479	7.9	6,316	19.3	61	7.4	949	17.2	540	7.9	7,265	19.0
Spent 35.0% or more	44	0.7	1,988	6.1	0	0	339	6.1	44	0.6	2,327	6.1

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. One of the factors that can increase the demand for housing in a region is its employment base. All things being equal, households express a preference for living near the members' places of employment. Employment is one of the factors that the Southern California Association of Governments considers in developing its growth projections and Regional Housing Allocation Model.

Although the West Valley region has grown enormously since 1970, employment growth was not the impetus. In fact, 40% of the work force reported commuting outside San Bernardino County to their place of employment in 1980. (See Table 28-16.) Although more industries are locating in the region, the area is expected to provide housing for people who work in Orange and Los Angeles Counties for some time to come.

The West Valley region has the highest labor force participation rate of all the regions in the County. Sixty-five percent of the population aged 16 and older is working or seeking work. (See Table 28-12.) The three industry groups in which most of these people are employed are manufacturing, wholesale and retail trade and service industries. (See Table 28-14.) The West Valley has the largest number of people employed in manufacturing of the eight Regional Statistical Areas. Most of the work force reported their occupations as being managerial, professional, technical, sales-related or administrative support. (See Table 28-15.) This is in keeping with the fact that roughly half the households in the region are upper income; a single-family detached housing stock predominates.

As was discussed above, 40% of the work force commutes to jobs outside San Bernardino County. Table 28-17, which details travel times to work, indicates that 25,000 workers who live in the West Valley travel for more than 45 minutes to reach their places of employment. Over 13,000 are commuting more than an hour to work.

TABLE 28-12

LABOR FORCE CHARACTERISTICS - 1980

RSA 28 - WEST VALLEY

CHARACTERISTIC	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population, Age 16 & older	206,383	100.0	38,693	100.0	245,076	100.0
Not in Labor Force*	70,156	34.0	15,438	39.9	85,594	34.9
Labor Force (Military and Civilian)*	136,227	66.0	23,255	60.0	159,482	65.1
Employed **	127,931	93.9	21,601	92.9	149,532	93.8
Unemployed **	8,296	6.1	1,654	7.1	9,950	6.2

Source: 1980 U.S. Census, STF 3A, Table 55

Notes: *Percent total population age 16 and older.

**Percent total labor force.

TABLE 28-13.

LABOR FORCE CHARACTERISTICS
BY CENSUS TRACT - 1980
RSA 28 - WEST VALLEY

AREA	Population 16 & older	Not In Labor Force	Labor Force (Military & Civilian)	Employed	Unemployed
Incorporated area					
Chino	27,878	10,827	17,051	16,033	1,018
Fontana	26,183	10,633	15,550	13,941	1,609
Montclair	16,226	5,397	10,829	10,076	753
Ontario	62,462	21,026	41,436	38,790	2,646
Rancho Cucamonga	37,411	11,148	26,263	24,997	1,266
Upland	36,223	11,125	25,098	24,094	1,004
TOTAL	206,383	70,156	136,227	127,931	8,296
		34	66.0*	93.9	6.1**
Unincorporated Census Tracts					
1	8,811	2,622	6,189	5,879	310
2	108	34	74	74	-
3	3,798	1,388	2,410	2,212	198
4	3,815	1,249	2,566	2,482	84
5	373	101	272	272	-
6.01	141	62	79	79	-
8.01	2,276	784	1,492	1,458	34
8.03	138	37	101	101	-
17	28	15	13	13	-
18	199	78	112	112	9
19	2,623	1,603	1,020	987	33
20	53	53	-	-	-
22	1,526	769	757	683	74
23	1,243	779	464	410	54
24	4,066	1,891	2,175	1,935	240
25	2,410	1,014	1,396	1,186	210
26	2,025	830	1,195	1,075	120
33	1,340	546	794	718	76
34	3,720	1,583	2,137	1,925	212
UNINCORPORATED TOTAL	38,693	15,433	23,255	21,601	1,654
		39.9	60.1*	92.9	7.1**
RSA TOTAL	245,076	85,594	159,482	149,532	9,950
		34.9	65.1*	93.8	6.2**

Source: 1980 U.S. Census, STF 3A, Table 55

*Percent total population age 16 and older

**Percent total labor force.

TABLE 28-14

EMPLOYMENT BY INDUSTRY - 1970 to 1980

RSA 28 - WEST VALLEY

INDUSTRY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Armed Forces *	104	270	1,069	25	1,173	295
%	0.2	0.2	4.8	0.1	1.5	0.2
Agriculture, Mining and Construction %	4,443	11,867	1,094	3,556	5,537	15,423
	7.9	9.3	4.9	15.3	7.0	10.2
Manufacturing	16,998	33,254	7,531	6,152	24,529	39,406
%	30.1	26.0	33.7	26.5	31.1	26.1
Transportation, Utilities and Communication	3,661	10,696	1,332	1,611	4,993	12,307
%	6.5	8.4	6.0	7.0	6.3	8.2
Trade	12,349	27,206	4,625	4,306	16,974	31,512
%	21.9	21.3	20.7	18.6	21.6	20.8
Finance, Insurance, and Real Estate %	2,196	6,979	644	941	2,840	7,920
	3.9	5.5	2.9	4.1	3.6	5.3
Services	13,864	31,934	5,120	5,899	18,984	37,833
%	24.6	25.0	22.9	25.4	24.1	25.1
Public Adminis- tration	2,817	5,720	930	706	3,747	6,426
%	5.0	4.5	4.1	3.0	4.8	4.2
TOTAL	56,432	127,926	22,345	23,196	78,777	151,059
%	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1970 and 1980 U.S. Census

Note: Data suppression by U. S. Census because of confidentiality

TABLE 28-15

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 28 - WEST VALLEY

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Managerial and Professional	27,163	21.3	3,679	17.1	30,842	20.7
Technical, Sales, and Administrative Support	38,643	30.3	5,580	25.4	44,223	29.6
Services	15,526	12.2	2,586	12.0	18,112	12.1
Farming, Forestry and Fishing	2,699	2.1	1,179	5.5	3,878	2.6
Precision Production, Craft, and Repair	19,985	15.7	3,672	17.0	23,657	15.9
Operators, Fabricators, and Laborers	23,640	18.5	4,880	22.6	28,520	19.1
Armed Forces	270	0.2	25	0.1	295	0.2
TOTAL	127,926	100.0	21,601	100.0	149,527	100.0

Source: 1980 U.S. Census

Note: Figures do not sum to total workers shown on previous tables because of suppression of some information for confidentiality reasons.

TABLE 28-16
 COMMUTING PATTERNS - 1980
 RSA 28 - WEST VALLEY

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	%		%		%	
Resident Place	21,513	21.5	N/A	-	21,513	17.9
Other San Bernardino County	29,401	29.4	10,474	51.0	39,875	33.1
Outside San Bernardino County	39,468	39.5	7,997	38.9	47,465	39.4
Not Reported	9,495	9.5	2,067	10.1	11,562	9.6
TOTAL WORKERS	99,877	100.0	20,538	100.0	120,415	100.0

Source: 1980 U.S. Census

TABLE 28-17
TRAVEL TIME TO WORK - 1980
RSA 28 - WEST VALLEY

	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
		%		%		%
Less than 5 minutes*	2,841	2.3	723	3.7	3,564	2.5
5 - 9 minutes	13,483	11.0	2,171	11.0	15,654	11.0
10 - 14 minutes	19,375	15.8	2,590	13.2	21,965	15.4
15 - 19 minutes	20,804	17.0	3,143	16.0	23,947	16.8
20 - 29 minutes	23,136	18.9	3,770	19.2	26,906	18.9
30 - 44 minutes	21,813	17.8	3,771	19.2	25,584	18.0
45 - 59 minutes	9,815	8.0	1,808	9.2	11,623	8.2
60 or more	11,360	9.3	1,688	8.6	13,048	9.2
TOTAL	122,627	100.0	19,664	100.0	142,291	100.0

Source: 1980 U.S. Census

NOTE: *Does not include people who conduct business from their place of residence.

TABLE 31

SUMMARY OF HOUSING NEED

UNINCORPORATED AREAS COUNTYWIDE

1984 - 1990

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
Existing Households	133,352	31,471	21,736	26,003	54,141
<u>Existing Need</u>					
Overpaying Owners	23,292	10,844	5,033	3,963	3,402
Renters	13,371	8,139	3,334	1,338	560
Overcrowded	5,983	n/a	n/a	n/a	n/a
Substandard	9,810	n/a	n/a	n/a	n/a
Repair	7,819	n/a	n/a	n/a	n/a
Replace	1,991	n/a	n/a	n/a	n/a
<u>1990 Growth</u>					
SCAG projection	59,278	9,751	13,539	12,146	23,842
County projection	59,192	9,736	13,519	12,129	23,808

Sources: 1980 U.S. Census

1984 Department of Finance Population and Housing Bulletin

1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources

n/a = not available

4. Housing Stock. Between 1970 and 1980, the housing supply in the West Valley increased 71% from 69,909 units to 118,872 units. However, the housing stock in the unincorporated areas decreased by 1,468 units. This was largely a result of annexations. Most of these units were single-family detached houses (see Table 28-18). The growth in other types of housing was proportionally minor. Between 1980 and 1983, the housing stock increased 6.5% to 126,634 units. As Table 28-19 indicates, most of the units are owner-occupied (71%). The majority of the renter-occupied units are single-family detached. Vacant units were predominantly available for sale or rent. There were very few seasonal homes or dilapidated or abandoned structures (Table 28-20).

Since the majority of the housing stock in the region was built after 1950, it is largely in good condition (Table 28-21). Of the total housing stock in the unincorporated area, 1,416 units were overcrowded.

Only 1,387 units (1.1% of the total) are estimated to be substandard. Of these, 1,105 are considered suitable for repair and 282 should be replaced.

Housing sales prices in the West Valley region are somewhat higher than other regions. The median sales price of a new three-bedroom home in the first quarter of 1984 was \$93,500. The median price of an older home was \$57,000. Very few units are for rent in the unincorporated areas of the West Valley and most of these are single-family homes in the \$500 to \$750 per month range. In contrast, most of the rentals in the cities were apartments and these were available at a wide variety of rents, the average rent being \$475 (Tables 28-22 and 28-23).

As a rough indicator of the affordability of housing in the region, the 1984 median income for a family of four of \$29,120 can be compared to these sales prices. Using the HUD standard that a household can afford to pay three times its gross income for housing, and taking into consideration the down payment and interest rates, the median West Valley household could afford a \$64,598 home. Although few new homes were available at or below this price, a number of existing single family homes were on the market in this price range.

In regard to rentals, the average West Valley household could afford up to \$585 per month. This figure is consistent with the County bond program analysis.

TABLE 28-18
CHANGES IN HOUSING TYPE
1970-1980
RSA 28 - WEST VALLEY

	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Single-family Detached	39,432	78.1	71,900	71.2	15,640	80.6	14,486	80.8	55,072	78.8	86,386	72.7
Single-family Attached*	N/A	-	3,063	3.0	N/A	-	308	1.7	N/A	-	3,371	2.8
Duplex	1,116	2.2	1,459	1.4	403	2.1	547	3.1	1,519	2.2	2,006	1.7
3 to 4 Units	3,867	7.7	6,649	6.6	59	0.3	308	1.7	3,926	5.6	6,957	5.9
5 or More	4,764	9.4	13,266	13.1	294	1.5	999	5.6	5,058	7.2	14,265	12.0
Mobile Homes	1,337	2.6	4,610	4.6	2,997	15.5	1,277	7.1	4,334	6.2	5,887	4.9
TOTAL	50,516	100.0	100,947	100.0	19,393	100.0	17,925	100.0	69,909	100.0	118,872	100.0

Source: 1970 and 1980 U.S. Census

Note: *Census data refer to occupied housing units. 1970 figures for single-family detached units include single-family attached units.

TABLE 28-19

UNIT TYPE AND TENURE - 1980

RSA 28 - WEST VALLEY

CHARACTERISTICS	INCORPORATED AREAS			UNINCORPORATED AREAS			RSA TOTAL		
	Owner Occupied	Renter Occupied	Vacant	Owner Occupied	Renter Occupied	Vacant	Owner Occupied	Renter Occupied	Vacant
Single-Family #	58,586	10,015	3,299	11,192	2,590	704	69,778	12,605	4,003
Detached %	82.0	14.0	4.0	77.0	18.0	5.0	81.0	15.0	4.0
Attached #	1,162	1,535	366	111	195	2	1,273	1,730	368
%	38.0	50.0	12.0	36.0	63.0	1.0	38.0	51.0	11.0
Duplex #	250	1,123	86	130	409	8	380	1,532	94
%	17.0	77.0	6.0	24.0	75.0	1.0	20.0	76.0	5.0
3-4 Units #	860	4,911	878	86	189	33	946	5,100	911
%	13.0	74.0	13.0	28.0	61.0	11.0	14.0	73.0	13.0
5+ Units #	1,385	10,442	1,439	249	605	145	1,634	11,047	1,584
%	10.0	79.0	11.0	25.0	61.0	14.0	11.0	77.0	11.0
Mobile Homes #	3,682	610	318	996	190	91	4,678	800	409
%	80.0	13.0	7.0	78.0	15.0	7.1	79.0	14.0	7.0
TOTAL	65,925	28,636	6,386	12,764	4,178	983	78,689	32,814	7,369
	65.3	28.4	6.3	71.2	23.3	5.5	66.2	27.6	6.2

Source: 1980 U.S. Census

Records of the San Bernardino County Office of Building and Safety
Federal Home Loan Bank Board, 1983

TABLE 28-20
VACANCY STATUS - 1980
RSA 28 - WEST VALLEY

VACANCY STATUS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
Vacant for Sale	2,666	41.7	299	30.0	2,965	40.2
Vacant for Rent	2,276	35.6	278	27.9	2,554	34.6
Seasonal Home	213	3.3	58	5.8	271	3.7
Other	1,231	19.3	361	36.2	1,592	21.6
TOTAL	6,386	100.0	996	100.0	7,382	100.0

Source: 1980 U.S. Census, STF 3, Table 96.

Note:

TABLE 28-21
AGE OF THE HOUSING STOCK
RSA 28 - WEST VALLEY

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	UNITS	%	UNITS	%	UNITS	%
Before 1939	6,255	5.7	1,503	8.6	7,758	6.1
1940 - 49	7,537	7.0	2,174	12.4	9,711	7.7
1950 - 59	20,347	18.6	5,390	30.8	25,737	20.3
1960 - 69	22,238	20.4	4,011	22.9	26,249	20.7
1970 - 80	44,570	40.8	4,860	27.7	49,430	39.1
1980 - 83*	8,164	7.5	(415)	(2.4)	7,749	6.1
TOTAL	109,111	100.0	17,523	100.0	126,634	100.0

Source: 1980 U.S. Census

Note: Negative growth in unincorporated areas reflects losses brought about by annexations as well as demolitions.

TABLE 28-22

HOUSING SALES PRICES - 1984

RSA 28 - WEST VALLEY

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	2	-	-	\$38,200 - \$ 46,500
2 Bedroom	29	\$47,900	\$49,682	\$25,000 - \$ 85,000
3 Bedroom	47	\$57,000	\$69,329	\$28,500 - \$225,000
4 Bedroom	23	\$66,000	\$79,383	\$51,400 - \$150,000
Original Sale				
1 Bedroom	0	-	-	-
2 Bedroom	1	-	-	\$46,000 -
3 Bedroom	25	\$93,500	\$99,752	\$61,500 - \$163,000
4 Bedroom	2	-	-	\$79,000 - \$147,000

Source: California Market Data Cooperative, 1984.

Note: Figures based on sales reported in 1983.

5. Summary of Housing Need. The previous sections have discussed the components of housing need in the West Valley region. Housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the West Valley Region are summarized in Table 28-24.

Normal operation of the housing market can be expected to produce enough units to accommodate growth. However, most of these units will not be affordable to very low and low income households. The needs analysis indicates that most of the new "For Sale" housing currently being produced is affordable to moderate and upper income households. New rental housing is affordable to low and moderate income households. The market is unlikely to address the needs of very low income households without public incentives to do so. A need exists to produce affordable housing for existing lower income households who are paying more than they can afford. A large proportion of these households in the West Valley appear to be female-headed families and minority households. An increasing number of senior citizens may need assistance maintaining their existing housing or finding housing specially designed to meet their specific needs.

More apartment units are needed in order to meet the affordability needs of renters currently overpaying for single-family detached housing. The trends toward single-person and smaller (less than 2.8 persons) households are not as pronounced as in other portions of the County; however, a need still exists for provisions that allow for both smaller homes and more apartments in addition to the larger homes for families. A large number of homes that are considered overcrowded and substandard also exist in this RSA. Programs are being developed to address the special needs of these families.

TABLE 28-23

SUMMARY OF HOUSING NEED

RSA 28 - WEST VALLEY

		INCOME GROUP			
NEED CATEGORY	TOTAL	VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	3,323	1,102	645	684	892
Renters	1,365	722	332	194	117
Overcrowded	1,416				
Substandard	1,387				
Repair	1,105				
Replace	282				
<u>1990 GROWTH</u>					
SCAG projection	22,337	3,674	5,102	4,577	8,984
County projection	9,838	1,618	2,247	2,016	3,957

Sources: 1980 U.S. Census

Substandard based on the adopted Housing Assistance Plan
 Growth need defined using SCAG percentages and projections
 of past trends (See Section IIA, page 54.)

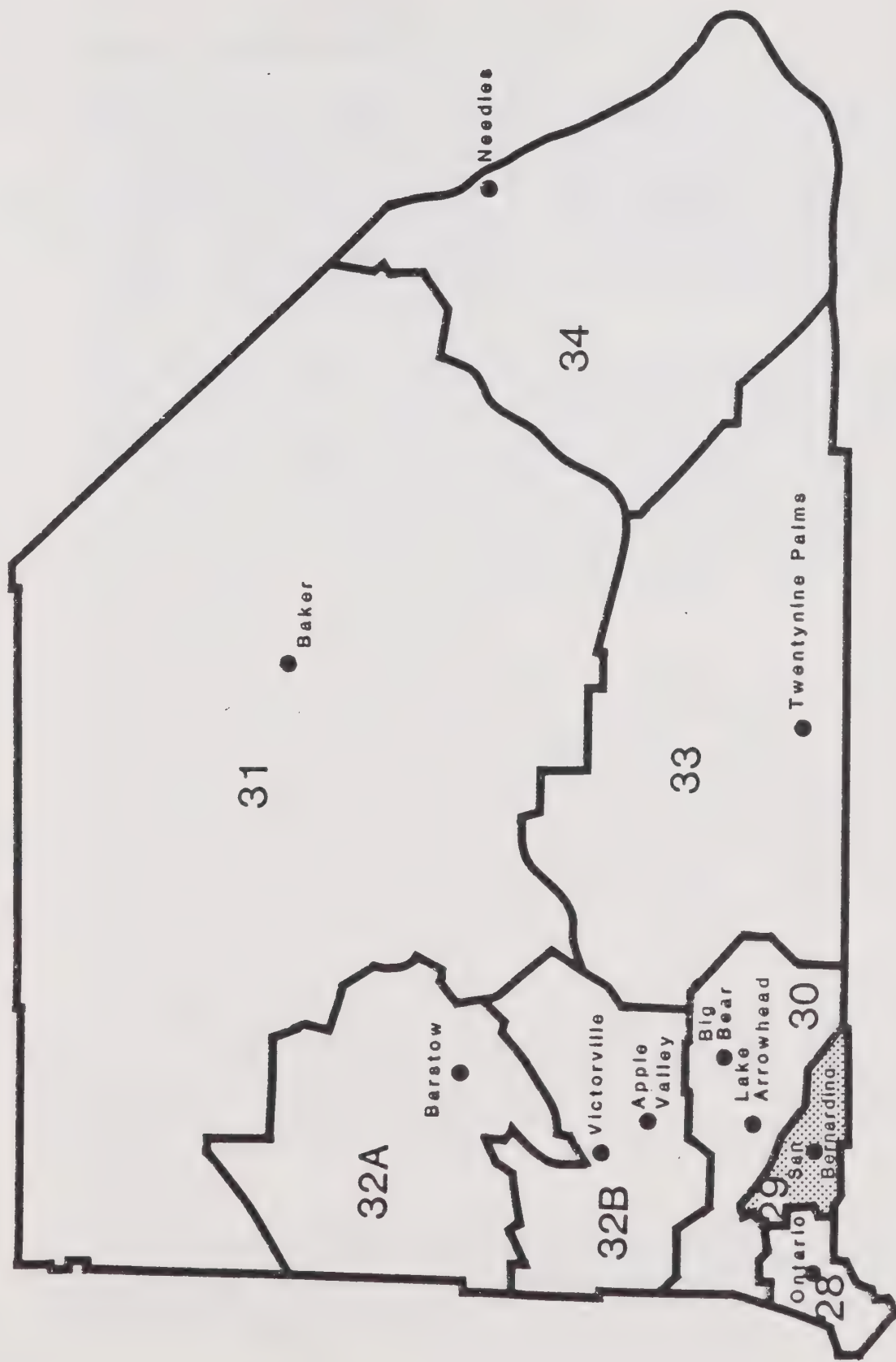


Figure 29-1

East Valley RSA

C. RSA 29 - EAST VALLEY

Regional Statistical Area (RSA) 29, the East Valley region, includes the cities of San Bernardino, Rialto, Colton, Grand Terrace, Loma Linda, and Redlands, and the unincorporated communities of Bloomington, Muscoy, Devore, Highland, Yucaipa, Oak Glen, Crafton and Mentone. Figure 29-1 pictorially describes the region. Development in San Bernardino County occurred first in this region, so it has some of the oldest housing, many of which are architecturally or historically valuable resources.

1. Population Characteristics. The East Valley region has grown steadily since 1970, although not as rapidly as the West Valley. Table 29-1 shows this growth. Most of the growth has been in single-family housing and has resulted from growth pressures in Los Angeles and Orange Counties. Developable land has become scarce and more expensive, and as a result households looked to San Bernardino County -- especially the East and West Valleys. This trend is expected to continue over the next five years. A large supply of vacant, served land is still available with few, if any, environmental constraints.

Despite the population increase, little change occurred in the age characteristics of the population. Table 29-2 shows the 1970 and 1980 age profiles. East Valley experienced a decline in the proportion of pre-school, school, or college age population. Most of the East Valley showed an increase in the proportion of the population that is over 65 years of age, as did other areas of the County. This stability in age characteristics indicates that the type of development or community has not changed. The East Valley remains predominantly families with children, but it has an increasing population of retirees.

Although there was little change in age characteristics, the East Valley region experienced a shift in the racial and ethnic characteristics of the population. The percentage of the population that belonged to a minority group increased in 1980 in comparison to 1970. Table 29-3 delineates these changes. The largest numerical and percentage increase was in the Hispanic population but other minorities also increased.

Table 28-4 shows that within the region, certain communities have a large number of minority group members. Nonetheless, no one part of the region appears to have a concentration of minorities. The groups appear to be mixed at a fairly fine-grain level.

TABLE 29-1
POPULATION GROWTH
RSA 29 - EAST VALLEY

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL	GROUP QUARTERS
1970	183,808	128,496	312,304	7,733
1980	235,991	110,130	346,121	9,226
% Change	28.4	14.3	10.8	19.3
1983	262,234	105,261	367,495	n/a
% Change	11.1	4.4	6.2	-
1990	314,911	121,089	436,000	n/a
% Change	20.1	15.0	18.6	-

Source: 1970 and 1980 U.S. Census
SCAG 82 Growth Forecast Policy

NOTE: Census Tracts are shown on Figure 2. The decrease in population experienced in the unincorporated areas between 1970 and 1980 is a result of annexation and/or incorporation of additional area within the RSA. Incorporated area totals do not equal the sum of the populations of the cities because Rialto and San Bernardino extend into other RSAs.

TABLE 29-2
AGE CHARACTERISTICS OF THE POPULATION
RSA 29 - EAST VALLEY

AGE RANGE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)	14,759	19,121	11,045	7,946	25,804	27,067
%	8.0	8.1	8.6	7.2	8.3	7.8
5 - 18 (School)	55,156	53,011	33,517	21,376	88,673	74,387
%	30.0	22.5	26.1	19.4	28.4	21.5
19 - 24 (College)	14,312	29,707	16,557	11,433	30,869	41,140
%	7.8	12.6	12.9	10.4	9.9	11.9
25 - 54 (Working)	61,598	87,384	44,201	42,104	105,799	129,488
%	33.5	37.0	34.4	38.3	33.9	37.4
55 - 59 (Early Retirement)	8,233	11,297	5,635	5,522	13,868	16,819
%	4.5	4.8	4.4	5.0	4.4	4.9
60 - 64 (Retirement)	6,951	9,653	5,319	5,172	12,270	14,825
%	3.8	4.1	4.1	4.7	3.9	4.3
65+ (Senior Citizens)	22,799	25,818	12,222	16,577	35,021	42,395
%	12.4	10.9	4.5	15.1	11.2	12.2
TOTAL	183,808	235,991	128,496	110,130	312,304	346,121
Median Age	27.9	28.8	—	33.0	—	30.1

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of median age based on Census data. Data for median age for 1970 unincorporated areas and the RSA total were not available.

TABLE 29-3

RACE AND ETHNICITY

RSA 29 - EAST VALLEY

RACE/ETHNICITY	INCORPORATED AREAS						UNINCORPORATED AREAS						RSA TOTAL					
	1970			1980			1970			1980			1970			1980		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
American Indian	596	.3	2,278	1.0	—	—	—	—	—	—	1,203	1.1	596	0.3	3,481	1.0		
Asian	—	—	4,849	2.0	—	—	—	—	—	—	1,501	1.4	—	—	6,344	1.8		
Black	16,433	8.7	23,600	10.0	2,997	2.4	4,145	3.8	19,430	6.2	27,745	8.0						
White	168,727	89.3	172,452	73.2	118,149	95.8	95,668	86.9	286,876	91.8	268,128	77.5						
Other (Spanish & Non Spanish)	3,194	1.7	32,812	13.8	611	0.5	7,545	6.9	3,805	1.2	40,360	11.7						
TOTAL	188,950	100.0	235,991	100.0	123,354	100.0	110,062	100.0	312,304	100.0	346,058	100.0						
Hispanic	41,424	21.9	57,752	24.3	12,239	9.9	15,380	14.0	53,663	17.2	73,132	21.1						

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups, as well as listed separately, because of the method used by the Census to collect the data.

TABLE 29-4

RACE AND ETHNICITY BY CENSUS TRACT - 1980

RSA 29 - EAST VALLEY

AREA	White	Black	Am. Ind.	Asian	Other	TOTAL	Hispanic
Colton	13,699	473	203	183	6,752	21,310	11,925
Grand Terrace	7,492	170	57	230	549	8,498	1,053
Loma Linda	8,202	452	53	1,237	750	10,694	937
Redlands	37,181	1,068	305	1,006	4,059	43,619	7,373
Rialto	27,514	3,905	338	471	3,268	35,496	7,056
San Bernardino	78,364	17,532	1,322	1,722	17,434	116,374	29,858
TOTAL	172,452	23,600	2,278	4,849	32,812	235,991	58,202
Unincorporated Places							
Bloomington	8,555	169	139	49	1,202	10,114	2,459
Highland	9,054	595	172	239	848	10,908	1,401
Muscoy	4,485	702	114	43	844	6,188	1,387
Yucaipa	22,598	39	149	77	482	23,345	1,323
Unincorporated Balance of RSA							
27.00	3,463	288	31	16	172	3,970	436
35.00	684	53	2	18	83	840	180
38.00	202	119	2	18	47	388	66
40.00	460	11	5	15	61	552	135
45.00	3,013	51	45	17	127	3,253	209
51.00	307	3	4	0	17	331	20
60.00	20	330	5	0	9	364	26
61.00	3,778	105	45	58	212	4,198	403
62.00	2,308	103	20	51	124	2,606	234
63.00	4,979	168	69	168	317	5,701	668
64.00	2,406	202	44	79	274	3,005	461
65.00	2,535	94	62	57	509	3,257	773
66.00	1,370	13	12	31	402	1,828	673
71.00	162	0	0	0	5	167	47
72.00	2,364	354	56	184	612	3,570	953
73.00	811	4	12	57	84	968	180
74.01	4,423	111	22	78	103	4,737	276
74.02	2,932	447	34	121	253	3,787	385
76.00	2,993	107	71	42	301	3,514	497
78.00	507	17	10	10	62	606	115
79.00	972	19	14	12	110	1,127	348
83.00	159	0	2	8	0	169	5
85.00	1,986	6	5	11	37	2,045	96
86.00	3,718	20	39	25	172	3,974	449
87.00	4,424	15	18	11	76	4,544	171
Unincorporated Total	95,668	4,145	1,203	1,495	7,545	110,056	14,376
RSA TOTAL	269,076	27,745	3,481	6,344	40,357	346,947	72,578

Source: 1980 U.S. Census

2. Household Characteristics. As was the case with the characteristics of the population, the household characteristics of the East Valley region have remained essentially stable despite its growth. Table 29-5 gives the characteristics of households in the region in 1970 and 1980. A large decrease was noted in the average household size possibly because of the increasing retirement-age population. There was also a slight decrease in the percentage of the households that are family households and an increase in the number of single-person households. Single-person households are another indication (besides the vacancy rate) of an underutilized housing stock since almost all household units are designed for at least two people. In most of the County, the percentage single-person households increased between 1970 and 1980.

Table 29-6 indicates the households in the East Valley with special needs. Although 10.6% of the households were large families, only 4.4% reported living in overcrowded conditions (more than 1 person per room). The number of overcrowded households and large families also decreased from 1970. The number and percentage of minority households increased from 1970 to 1980 from 10.4% to 17.7% of the total households. In addition, 9.3% of the households reported being headed by females.

Table 29-7 shows the income characteristics of East Valley region households. The median income of \$16,435 for the region was \$1,000 below that for the County in 1980, and almost half of the households were considered lower income. Most of the growth in the region was low and moderate income households. This is expected to continue in the future.

Table 29-10 shows poverty status by household type. Although only 7.9% of all households have incomes below the poverty level, 30.1% of the female-headed households and 10.6% of the elderly households are below the poverty level. For this reason, housing assistance programs in the East Valley should target female heads of household and elderly households.

No matter what a household's income, it will need assistance only if it is paying more than it can afford for housing. Table 29-11 shows housing expenditure as a percentage of income for households in the East Valley region. The standard used by the Federal Department of Housing and Urban Development (HUD) and most state and local programs is that a household should not pay more than 30 percent of its gross monthly income for housing. Typically, overpayment by

owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on their investment and additionally, always have the option of selling to relieve the burden. Renters do not have the same benefits or options. Approximately 15,328 households are paying more than the standard for affordability; 6,715 of these are renters. Interestingly, 3,063 upper income homeowners pay more than 30% of their income for housing. These are most likely younger, first-time buyers who have chosen to sacrifice in other areas in order to get onto the equity ladder. They are counting on a continued inflation in housing sales prices and values as well as increases their own incomes.

TABLE 29-5

HOUSEHOLD CHARACTERISTICS

RSA 29 - EAST VALLEY

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Total Households	60,660	84,581	39,562	40,210	100,222	124,791
Total Families/ % Families	47,093 77.6	60,815 71.9	32,019 80.9	28,549 70.9	79,112 78.9	89,364 71.6
One Person/ % One Person	13,668 22.5	19,659 23.2	4,221 10.7	8,818 21.9	17,889 17.8	28,477 22.8
Average Size	3.0	2.7	3.2	2.9	3.2	2.8

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of average size of household based on Census data.

TABLE 29-6
HOUSEHOLDS WITH SPECIAL NEEDS
RSA 29 - EAST VALLEY

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Elderly (65+) %	N/A —	25,499 30.0	—	1,060 2.6	—	26,559 21.3
Handicapped %	N/A —	8,484 10.0	—	3,926 9.8	—	12,410 9.9
Large Families (5 or more members) %	11,904 19.6	11,141 13.2	12,536 31.7	5,134 12.8	24,440 24.4	16,275 13.0
Overcrowded (1.01 or more persons per room) %	2,085 3.4	4,991 5.9	6,087 15.4	1,873 4.7	8,172 8.2	6,864 5.5
Minority %	3,115 5.1	17,843 21.1	3,405 8.6	3,982 9.9	6,520 6.5	21,825 17.5
Female Head %	4,246 7.0	7,365 8.7	2,223 5.6	6,732 16.7	6,469 6.5	14,097 11.3
TOTAL HOUSEHOLDS	60,660	84,581	39,562	40,210	100,222	124,791

Source: 1970 and 1980 U.S. Census

Note: Households do not sum to total households because of overlap in some categories and because some households are not included in any category. Percentages given are for Total Households.

TABLE 29-7
FAMILY/HOUSEHOLD INCOME
RSA 29- EAST VALLEY

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
County Median	\$9,439	\$17,463	\$9,439	\$17,463	\$ 9,439	\$17,463
RSA Median	\$9,440	\$16,435	\$9,440	\$16,435	\$ 9,440	\$16,435
Very Low Income Families/Households	7,837	22,543	8,497	11,074	16,334	33,617
%	15.8	24.7	23.0	25.6	18.9	25.0
Low Income Families/Households	8,392	14,163	6,023	7,496	14,415	21,659
%	16.9	15.5	16.3	17.3	16.6	16.1
Moderate Income Families/Households	9,530	16,399	10,301	8,074	19,831	24,473
%	19.2	17.9	27.9	18.6	22.9	18.2
Upper Income Families/Households	18,690	31,476	9,833	13,566	28,523	45,042
%	37.6	34.5	26.6	31.3	32.9	33.4
Families/Households below Poverty	5,278	6,758	2,248	3,096	7,526	9,854
%	10.6	7.4	6.1	7.1	8.7	7.3

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data. Columns do not sum to total family/households because of data suppression for confidentiality reasons.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732 in 1980); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970 and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970 and above \$20,956 in 1980) of the regional median or more.

TABLE 29-8

HOUSEHOLD INCOME BY CENSUS TRACT - 1980
RSA 29 - EAST VALLEY

AREA	INCOME				
	Very Low	Low	Moderate	Upper	Median
<u>Incorporated Places</u>					
Colton	2,119	1,510	1,555	2,250	14,293
Grand Terrace	345	300	546	1,842	24,831
Loma Linda	1,190	813	808	1,379	14,767
Redlands	3,408	2,189	2,487	7,230	19,456
Rialto	1,989	1,492	2,357	5,558	20,368
San Bernardino	13,492	7,860	8,272	13,086	14,095
TOTAL	22,543	14,164	16,025	31,345	—
<u>Unincorporated Places</u>					
Bloomington	907	581	801	1,323	16,938
Highland	812	527	843	1,394	17,662
Muscoy	803	392	384	380	10,589
Yucaipa	3,781	2,118	1,847	2,450	11,619
<u>Unincorporated Census Tracts</u>					
27.00	185	131	122	718	26,296
35.00	20	28	69	118	20,169
38.00	8	15	19	61	18,923
40.00	30	25	34	92	24,750
45.00	304	177	254	379	15,934
51.00	40	15	13	61	17,343
60.00	57	30	16	17	9,318
61.00	98	245	275	726	21,728
62.00	239	276	293	351	15,223
63.00	522	415	484	684	15,315
64.00	326	245	302	235	13,599
65.00	521	293	228	159	9,917
66.00	160	114	153	277	17,458
71.00	11	-0-	10	33	24,000
72.00	468	298	250	299	11,520
73.00	81	22	96	125	18,953
74.01	103	103	145	1,095	29,393
74.02	219	264	319	496	17,217
76.00	537	308	328	189	10,474
78.00	91	65	48	73	12,218
79.00	65	37	51	188	25,706
83.00	-0-	8	3	49	37,954
85.00	66	118	80	411	28,812
86.00	471	268	321	454	14,425
87.00	494	378	286	729	14,938
Unincorporated Total	11,419	7,496	8,074	13,566	
RSA TOTAL	33,962	21,660	24,099	44,911	

Source: 1980 U.S. Census

Note: No data is listed for census tracts 36, 44, 52, 80 and 84 within the unincorporated Rialto area and the Bloomington Community Plan Area. These areas are partially in the East Valley and partially in the West Valley RSA.

TABLE 29-9

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 29 - EAST VALLEY

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	394	1.1	713	4.9	1,107	2.2
Asian	746	2.1	264	1.8	1,010	2.0
Black	5,496	15.6	711	4.8	6,207	12.4
Hispanic	11,520	32.7	2,253	15.4	13,773	27.6
White	17,060	48.4	10,719	73.1	27,779	55.7
Total	35,216	100.0	14,660	100.0	49,876	100.0

Source: 1980 U.S. Census.

NOTE: Hispanic households are included in several racial categories, as well as shown separately, because of the methods used by the Census to collect the data.

Poverty levels are defined in Table 10 of the Countywide section.

TABLE 29- 10

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 29 - EAST VALLEY

HOUSEHOLD TYPES	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Poverty Level		Poverty Level		Poverty Level	
	Below	Above	Below	Above	Below	Above
Elderly (65+)	1,836	17,227	729	7,055	2,565	24,282
%	2.2	20.3	2.1	20.1	2.1	20.2
Families	6,767	49,459	3,592	31,161	10,359	80,620
%	8.0	58.2	10.2	88.9	8.6	67.2
With Children	5,461	27,967	2,801	16,776	8,262	44,743
Without Children	1,306	21,492	791	14,385	2,097	35,877
Female Head	3,520	7,002	783	3,010	4,303	10,012
%	4.1	8.2	2.2	8.6	3.6	8.3
With Children	3,195	4,398	691	2,061	3,886	6,459
Without Children	325	2,604	92	949	417	3,553
Total Households	84,581		40,210		124,791	

Source: 1980 U. S. Census

Note S: Poverty levels are defined in Table 10 of the Countywide section.

Columns do not sum to total households because all households are not included and there is overlap in the categories.

TABLE 29- 11
HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980
RSA 29 - EAST VALLEY

HOUSEHOLD INCOME/COST	INCORPORATED AREAS				UNINCORPORATED AREA				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
		%		%		%		%		%		%
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	1,490	12.3	3,128	47.2	450	9.7	1,975	48.8	1,940	11.6	5,103	47.8
Spent 25.0-34.0%	2,091	17.2	978	14.8	1,065	23.0	537	13.2	3,156	18.8	1,515	14.2
Spent 35.0% or more	8,567	70.5	2,513	38.0	3,110	67.2	1,539	38.0	11,677	69.6	4,052	38.0
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	2,793	42.3	3,493	63.1	1,030	42.0	1,947	59.1	3,823	42.2	5,440	61.6
Spent 25.0-34.0%	2,181	33.0	797	14.4	728	29.7	477	14.5	2,909	32.1	1,274	14.4
Spent 35.0% or more	1,627	24.6	1,248	22.5	695	28.3	871	26.4	2,322	25.6	2,119	24.0
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	4,156	76.4	6,325	69.4	1,468	73.6	2,029	66.6	5,624	75.7	8,354	68.7
Spent 25.0-34.0%	987	18.1	1,483	16.3	421	21.1	531	17.4	1,408	18.9	2,014	16.6
Spent 35.0% or more	295	5.4	1,301	14.3	106	5.3	486	16.0	401	5.4	1,787	14.7
<u>Upper Income</u> (\$20,956 or more)												
Spent less than 25.0%	4,904	95.0	18,618	84.1	2,285	95.4	10,112	87.2	7,189	95.1	28,730	85.2
Spent 25.0-34.0%	256	4.9	2,781	12.6	100	4.2	1,100	9.5	356	4.7	3,881	11.5
Spent 35.0% or more	5	0.1	735	3.3	10	0.4	388	3.3	15	0.2	1,123	3.3

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. One of the factors that can increase the demand for housing in a region is its employment base. All things being equal, households express a preference for living near the members' places of employment. Employment is one of the factors that the Southern California Association of Governments considers in developing its growth projections and Regional Housing Allocation Model (RHAM).

Although the East Valley region has grown steadily since 1970, employment growth was not the impetus. In fact, 57% of the work force reported commuting out of their resident area to work in 1980. (See Table 29-16.) Although more industries are locating in the region, the area is expected to provide housing for people who work in other southern California counties for some time to come.

The East Valley region has a high labor force participation rate. Fifty-seven percent of the population aged 16 and older are working or seeking work. (See Table 29-12.) The three industry groups in which most of these people are employed are manufacturing, wholesale and retail trade and service industries. (See Table 29-14.) Over half of the work force reported their occupations as managerial, professional, technical, sales-related or administrative support. (See Table 29-15.) This is in keeping with the fact that over half the households in the region are moderate or upper income and with the predominantly single-family detached character of the housing stock.

As was discussed above, 57% of the work force commutes to jobs outside their resident area. Table 29-17, which shows travel times to work, confirms this but indicates that most of the workers who live in the East Valley travel no more than 30 minutes to reach their places of employment. However, almost 6,000 (or 5%) are commuting more than an hour to work.

TABLE 29-12
LABOR FORCE CHARACTERISTICS - 1980
RSA 29 - EAST VALLEY

CHARACTERISTIC	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
Population, Age 16 and older	178,837	100.0	84,824	100.0	263,661	100.0
Not in Labor Force*	72,227	40.4	38,768	45.7	110,995	42.1
Labor Force*	106,610	59.6	46,056	54.3	152,666	57.9
Employed**	98,629	92.5	42,367	92.0	140,996	92.4
Unemployed**	7,981	7.5	3,689	8.0	11,670	7.6

Source: 1980 U.S. Census

Notes: *Percent total population 16 and older
 **Percent total labor force

TABLE 29- 13

LABOR FORCE CHARACTERISTICS BY SUBAREA

RSA 29 - EAST VALLEY

AREA	Population 16 - older	Not In Labor Force	Labor Force	Employed	Unemployed
INCORPORATED					
Colton	15,306	6,254	9,052	8,155	897
Grand Terrace	6,421	2,005	4,416	4,219	197
Loma Linda	8,922	3,733	5,189	4,897	292
Redlands	33,165	13,257	19,908	18,914	994
Rialto	26,528	9,120	17,408	16,016	1,392
San Bernardino	88,495	37,858	50,637	46,428	4,209
INCORPORATED TOTAL	178,837	72,227	106,610	98,629	7,981
UNINCORPORATED PLACES					
Bloomington	9,053	3,959	5,094	4,603	491
Highland	7,806	2,793	5,013	4,569	444
Muscoy	4,287	2,230	2,057	1,756	301
Yucaipa	19,269	11,698	7,571	7,100	471
Unincorporated Census Tracts					
27.00	2,878	1,269	1,609	1,501	108
35.00	548	125	423	382	41
38.00	264	96	168	156	12
40.00	389	134	255	240	15
45.00	2,512	1,074	1,438	1,307	131
51.00	244	90	154	149	5
60.00	242	157	85	77	88
61.00	2,920	986	1,934	1,813	121
62.00	2,281	945	1,336	1,280	56
63.00	4,355	1,640	2,715	2,435	280
64.00	2,144	894	1,250	1,154	96
65.00	2,287	1,106	1,181	1,042	139
66.00	1,352	495	857	822	35
71.00	101	38	63	63	0
72.00	2,705	1,224	1,481	1,292	189
73.00	736	249	487	451	36
74.01	3,428	1,057	2,371	2,281	90
74.02	2,595	724	1,871	1,714	157
76.00	2,596	1,109	1,487	1,283	204
78.00	478	162	316	306	10
79.00	830	343	487	481	6
83.00	124	43	81	81	0
85.00	1,560	582	978	937	41
86.00	3,042	1,388	1,654	1,537	117
87.00	3,798	2,158	1,640	1,555	85
UNINCORPORATED TOTAL	84,824	38,768	46,056	42,367	3,689
RSA TOTAL	263,661	110,995	152,666	140,996	11,670

TABLE 29-14

EMPLOYMENT BY INDUSTRY - 1970 to 1980

RSA 29 - EAST VALLEY

INDUSTRY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Armed Forces	2,382	4,119	3,882	1,616	6,264	5,735
%	3.7	4.2	9.7	4.5	6.0	4.3
Agriculture, Mining and Construction	4,139	7,428	3,010	3,922	7,149	11,350
%	6.4	7.5	7.5	10.8	6.8	8.4
Manufacturing	9,582	12,366	5,164	5,052	14,746	17,418
%	14.8	12.5	12.9	14.0	14.1	12.9
Transportation, Utilities and Communication	5,094	7,199	2,544	3,359	7,638	10,558
%	7.9	7.3	6.4	9.3	7.3	7.8
Trade	14,465	19,602	8,095	8,795	22,560	28,397
%	22.3	19.9	20.3	24.3	21.6	21.1
Finance, Insurance, and Real Estate	3,270	5,521	1,566	2,029	4,836	7,550
%	5.0	5.6	3.9	5.6	4.6	5.6
Services	19,463	35,229	12,851	8,449	32,314	43,678
%	30.1	35.7	32.2	23.4	30.9	32.4
Public Adminis- tration	6,326	7,174	2,795	2,951	9,121	10,125
%	9.8	7.3	7.0	8.2	8.7	7.5
TOTAL	64,721	98,638	39,907	36,173	104,628	134,811
%	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1970 and 1980 U.S. Census

NOTE: Figures may not sum to total workers because of data suppression for confidentiality reasons.

TABLE 29- 15
OCCUPATION OF EMPLOYED PERSONS - 1980
RSA 29 - EAST VALLEY

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	#	%	#	%	#	%
Managerial and Professional	22,984	24.3	8,336	20.3	31,320	23.2
Technical, Sales, and Administrative Support	31,115	32.9	12,556	30.6	43,671	32.3
Services	13,485	14.3	5,904	14.4	19,389	14.2
Farming, Forestry and Fishing	1,232	1.3	852	2.1	2,084	1.5
Precision Production, Craft, and Repair	12,006	12.7	6,723	16.4	18,729	13.8
Operators, Fabricators, and Laborers	13,688	14.5	6,650	16.2	20,338	15.0
TOTAL	94,510	100.0	41,021	100.0	135,531	100.0

Source: 1980 U.S. Census

Note: Figures may not sum to total workers because of data suppression for confidentiality reasons.

TABLE 29-16
 COMMUTING PATTERNS - 1980
 RSA 29 - EAST VALLEY

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
Resident Place	38,192	40.2	0	—	38,192	32.2
Other San Bernardino County	34,227	36.1	18,331	77.5	52,558	44.3
Outside San Bernardino County	12,811	13.5	2,807	11.9	15,618	13.2
Not Reported	9,634	10.2	2,506	10.6	12,140	10.2
TOTAL WORKERS	94,864	100.0	23,644	100.0	118,508	100.0

Source: 1980 U.S. Census

TABLE 29-17
TRAVEL TIME TO WORK - 1980
RSA 29 - EAST VALLEY

TRAVEL TIME		INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL
Less than 5 minutes *		3,446	874	4,320
	%			3.7
5 - 9 minutes		14,372	3,069	17,441
	%			14.9
10 - 14 minutes		19,184	4,921	24,105
	%			20.6
15 - 19 minutes		20,523	5,230	25,753
	%			22.0
20 - 29 minutes		19,578	4,898	24,476
	%			20.9
30 - 44 minutes		9,416	2,568	11,984
	%			10.2
45 - 59 minutes		2,555	610	3,165
	%			2.7
60 or more		4,832	1,143	5,975
	%			5.1
TOTAL		93,906	23,313	117,219
	%			100.0

Source: 1980 U.S. Census

Note: *Does not include people who conduct business in their place of residence.

4. Housing Stock. Between 1970 and 1980, the housing supply in the East Valley increased 25% from 109,525 units to 136,933 units in the total area, and by 11% or 5,258 units in the unincorporated portions of the East Valley. Most of these units were single-family detached houses, mobile homes and multi-family dwellings of five or more units. Despite the increases in mobile homes and multi-family dwellings, single family units still predominate. (See Table 29-18.) The growth in other types of housing was relatively minor. As Table 29-19 indicates, most of the units are owner-occupied (67%). Surprisingly, 52% of the renter occupied units are single-family detached dwellings. Vacant units were predominantly available for sale or rent or were being held off the market ("other"). There were very few seasonal homes. (Table 29-20).

Since the majority of the housing stock in the region was built after 1950, it is largely in good condition (Table 29-21).

Housing is available in a fairly wide price range in the East Valley. A sample survey of housing sales prices in the first quarter of 1984 showed a range from \$28,000 to \$380,000 (Table 29-23). In the same survey, rentals ranged from \$215 to \$695.

The median sales price of a new three-bedroom detached home in the first quarter of 1984 was \$88,000. The median price for an older three-bedroom home was \$55,750. Of the attached units for rent in the unincorporated area of the East Valley, the median rent was \$430.

As a rough indication of the affordability of housing in the region, the 1984 median income of \$23,400 can be compared to these sales prices. Using the HCD standard that a household cannot afford to pay more than 30% of its gross income for housing and taking into consideration the down payment and interest rates, the median income household can afford a \$50,769 home. Although few new homes were available at or below this price, housing was available at a fairly wide range of prices (\$28,000 to \$380,000).

In addition, the household earning the median income could afford up to \$585 per month for rent. This figure is consistent with the County Housing Bond program.

TABLE 29-18
CHANGES IN HOUSING TYPE
RSA 29 - EAST VALLEY

HOUSING TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Single-family Detached	50,333 79.1	61,723 67.0	38,937 84.8	31,052 72.2	89,270 81.5	92,775 68.6
Single-family Attached	n/a	3,594 3.9	n/a	936 2.2	n/a	4,530 3.4
Duplex	2,258 3.6	2,051 2.2	446 1.0	794 1.8	2,704 2.5	2,845 2.1
3 to 4 Units	3,017 4.7	5,796 6.3	1,101 2.4	1,563 3.6	4,118 3.8	7,359 5.4
5 or More	6,157 9.7	13,752 15.0	748 1.6	3,240 7.5	6,905 6.3	16,992 12.6
Mobilehomes	1,823 2.9	5,232 5.7	4,705 10.2	5,418 12.6	6,528 6.0	10,650 7.9
TOTAL	63,588	92,148	45,937	43,003	109,525	135,151

Source: 1970 and 1980 U.S. Census

Note: Census data refer to occupied housing units. 1970 figures for single-family detached units include single-family attached and mobilehomes.

TABLE 29-19

UNIT TYPE AND TENURE - 1980

RSA 29 - EAST VALLEY

CHARACTERISTICS	INCORPORATED AREAS			UNINCORPORATED AREAS			RSA TOTAL		
	Owner Occupied	Renter Occupied	Vacant	Owner Occupied	Renter Occupied	Vacant	Owner Occupied	Renter Occupied	Vacant
Single-Family #	45,617	11,571	4,535	23,444	5,810	1,798	69,061	17,381	6,333
Detached %	73.9	18.7	7.3	75.5	18.7	5.8	74.4	18.7	6.8
Attached #	894	2,337	363	227	644	65	1,121	2,981	428
%	24.9	65.0	10.1	24.3	68.8	6.9	24.7	65.8	9.4
Duplex #	325	1,602	124	186	558	50	511	2,160	174
%	15.8	78.1	6.0	23.4	70.3	6.3	18.0	75.9	6.1
3-4 Units #	696	4,330	770	194	1,203	166	890	5,533	936
%	12.0	74.7	13.3	12.4	77.0	10.6	12.1	75.2	12.7
5+ Units #	1,094	10,981	1,677	445	2,221	574	1,539	13,202	2,251
%	8.0	79.9	12.2	13.7	68.6	17.7	9.1	77.7	13.2
Mobilehomes #	4,287	609	336	4,302	780	336	8,589	1,389	672
%	82.0	11.6	6.4	79.4	14.4	6.2	80.7	13.0	6.3
TOTAL	52,913	31,430	7,805	28,798	11,216	2,989	81,711	42,646	10,794
	57.4	34.1	8.5	67.0	26.1	7.0	60.4	31.6	8.0

Source: 1980 U.S. Census

San Bernardino County Office of Building & Safety
Federal Home Loan Bank Board

TABLE 29-20
VACANCY STATUS - 1980
RSA 29 - EAST VALLEY

VACANCY STATUS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
Vacant for Sale	3,333	40.9	946	31.6	4,279	38.4
Vacant for Rent	3,057	37.5	1,014	33.9	4,071	36.5
Seasonal Home	247	3.0	156	5.2	403	3.6
Other	1,512	18.6	877	29.3	2,389	21.4
TOTAL	8,149	100.0	2,993	100.0	11,142	100.0

Source: 1980 U.S. Census
California Department of Finance, 1984

TABLE 29-21
AGE OF THE HOUSING STOCK
RSA 29 - EAST VALLEY

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	UNITS	%	UNITS	%	UNITS	%
Before 1939	12,383	13.4	3,376	7.8	15,759	11.6
1940 - 49	12,076	13.0	5,319	12.4	17,395	12.8
1950 - 59	23,435	25.3	12,128	28.3	35,613	26.3
1960 - 69	20,344	22.0	14,018	32.6	34,362	25.3
1970 - 80	24,275	26.2	8,158	18.9	32,433	23.9
TOTAL	92,513	100.0	43,059	100.0	135,562	100.0

Source: 1980 U.S. Census

TABLE 29-22

HOUSING SALES PRICES - 1984

RSA 29 - EAST VALLEY

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	7	\$ 35,000	\$ 34,443	\$ 28,000 - \$ 46,400
2 Bedroom	81	\$ 50,000	\$ 54,325	\$ 20,000 - \$161,000
3 Bedroom	93	\$ 57,500	\$ 61,998	\$ 25,000 - \$165,000
4+ Bedroom	60	\$ 92,500	\$105,184	\$ 41,500 - \$380,000
Original Sale				
1 Bedroom	0	—	—	—
2 Bedroom	0	—	—	—
3 Bedroom	27	\$ 88,000	\$ 85,733	\$ 54,000 - \$127,500
4 Bedroom	18	\$105,000	\$125,769	\$ 70,500 - \$275,000

Source: California Market Data Cooperative, 1984.

Note: Figures based on sales reported in 1983.

TABLE 29- 23

RENTAL RATES - 1984

RSA 29 - EAST VALLEY

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Attached Units</u>				
1 Bedroom	4	—	—	\$215 - \$315
2 Bedroom	12	\$320	\$320	\$265 - \$365
3 Bedroom	3	—	—	\$355 - \$475
4+ Bedroom	0	—	—	—
<u>Detached Units</u>				
1 Bedroom	2	—	—	\$275 - \$300
2 Bedroom	5	\$345	\$366	\$325 - \$450
3 Bedroom	10	\$475	\$490	\$350 - \$650
4+ Bedroom	3	—	—	\$550 - \$695

Source: California Market Data Cooperative, 1984.

5. Summary of Housing Need. The previous sections have discussed the components of housing need in detail and compared the West Valley region. The housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the West Valley Region are summarized in Table 29-24.

Normal operation of the housing market can be expected to produce enough units to accommodate growth. However, most of the for-sale units will not be affordable to very low and low income households and few of the new rental units will be affordable to very low income households. Private developers are unable to produce housing affordable to very low income households without government subsidy.

A need exists to produce affordable housing for existing lower income households who are paying more than they can afford. A large proportion of these households in the West Valley appear to be elderly and minority households. In addition, an increasing number of senior citizens may need assistance maintaining their existing housing or finding housing designed specifically to meet their needs. The older mobilehomes in some areas of the East Valley are likely to need repair over the next five years, and since many are occupied by seniors, a special rehabilitation effort should be targeted at this group.

TABLE 29-24
SUMMARY OF HOUSING NEED - 1984 - 1990
RSA 29 - EAST VALLEY

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	7,496	3,608	1,594	1,324	970
Renters	5,481	3,449	5,476	1,111	182
Overcrowded	2,108	n/a	n/a	n/a	n/a
Substandard	3,171	n/a	n/a	n/a	n/a
Repair	2,527	n/a	n/a	n/a	n/a
Replace	644	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	3,925	646	896	804	1,579
County Projection	8,595	1,414	1,963	1,761	3,457

Source: 1980 U.S. Census
1984 Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Note: 1990 forecast based on above sources.

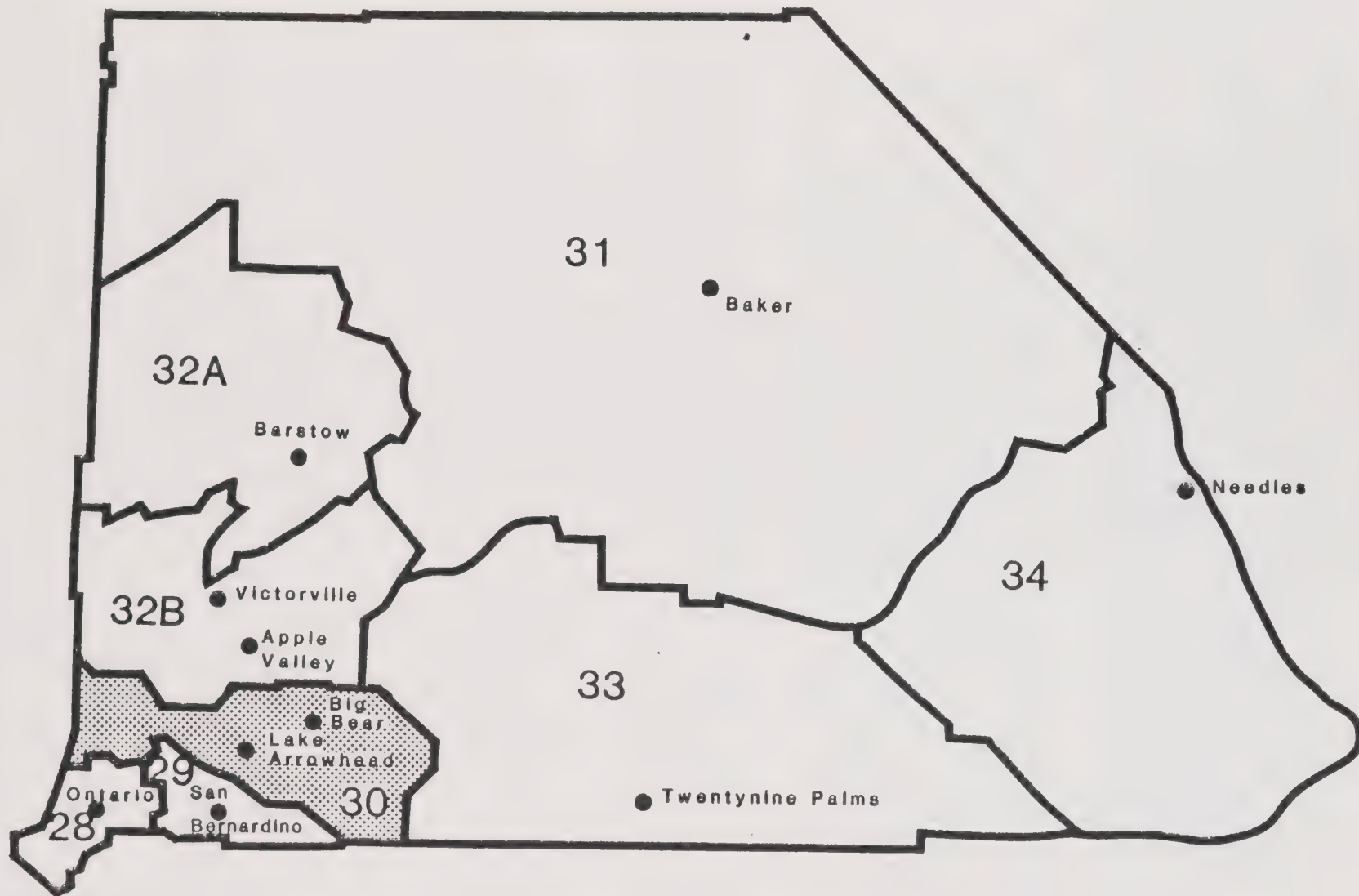


Figure 30-1

Mountains RSA

D. RSA 30 - MOUNTAINS

The Mountains of Regional Statistical Area (RSA) 30, separate the urbanized West and East Valley regions from the desert regions. Figure 30-1 is a pictorial representation of the region. The bulk of the land in the Mountains is National Forest and as a result, the area available for development is limited. However, communities in the Mountains are very attractive, both as resorts and as permanent homes for people who work in the valley.

1. Population Characteristics. In order to understand the housing needs of the region, it is important to understand the characteristics of the people who live there and how these may affect demand for housing. Of all the County RSA's, the percentage increase in population between 1970 and 1980 was the greatest in the Mountains region. Since 1980, the population has continued to grow at a rate of just over 3% per year. This rapid growth is expected to continue over the remainder of the decade. Table 30-1 tabulates population growth trends in the region.

The City of Big Bear Lake was incorporated in 1981, greatly increasing the "incorporated" area and population. Previously, the only incorporated area in the region had been a portion of the City of San Bernardino. The City of Big Bear Lake is expected to grow less rapidly over the next five years than the unincorporated balance of the region.

Despite the rapid growth of the region, the age and racial and ethnic characteristics of the population changed very little between 1970 and 1980. Other regions showed major increases in elderly populations and in minority populations. RSA 30 showed the largest increase in college- and working-age people. There are a number of reasons for this. First of all, housing in the region is among the most expensive in the County and thus not suitable for the majority of retirees who live on reduced and fixed incomes. Secondly, the recreational amenities that attract people to the area are active sports (skiing, hiking, etc.), which are not as attractive to most seniors. Finally, support services such as specialty shopping and health care facilities are not widely available and (because of the development patterns and inclement winter weather) not always readily accessible when they are available.

The reasons for the minor shift in racial and ethnic characteristics are not so readily apparent. Partially, it may be

a result of the relative lack of employment within the region and the fact that the higher cost of housing discourages low and moderate income minorities. Census Tract 102.02 in the southeastern corner of the region (including Forest Home and a part of Running Springs) had the greatest percentage minorities, but the difference from the regional average was minor.

TABLE 30-1
POPULATION GROWTH
RSA 30 - MOUNTAINS

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL	GROUP QUARTERS
1970	718	19,656	20,374	102
1980	1,116	35,632	6,748	267
Percent Change	55.4%	81.3%	80.4%	160%
1983	5,275	35,113	0,388	n/a
Percent Change	373.0%	- 0.1%	9.9%	-
1990	6,000	41,000	47,000	n/a
Percent Change	13.7%	16.8%	16.4%	-

Source: 1970 and 1980 U.S. Census
California Department of Finance, 1984.

NOTES: Census Tracts are shown on Figure 2.
1980 to 1990 increase in incorporated population is because of the incorporation of the City of Big Bear Lake.

TABLE 30-2
AGE CHARACTERISTICS OF THE POPULATION

1970 - 1980

RSA 30 - MOUNTAINS

AGE RANGE		INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
		1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)		70	64	1,380	2,599	1,450	2,663
	%	9.7	5.7	7.0	7.3	7.1	7.3
5 - 18 (School)		225	292	5,382	8,305	5,607	8,597
	%	31.3	26.2	27.4	23.3	27.5	23.4
19 - 24 (College)		37	72	1,263	2,932	1,300	3,004
	%	5.2	6.5	6.4	8.3	6.4	8.2
25 - 54 (Working)		309	504	7,290	15,237	7,599	15,741
	%	43.0	45.2	37.1	42.8	37.3	42.8
55 - 59 (Early Retirement)		30	63	1,163	1,938	1,193	2,001
	%	4.2	5.6	5.9	5.4	5.9	5.4
60 - 64 (Retirement)		18	54	1,151	1,653	1,169	1,707
	%	2.5	4.8	5.9	4.6	5.7	4.6
65+ (Senior Citizens)		29	67	2,027	2,968	2,056	3,035
	%	4.1	6.0	10.3	8.3	10.1	8.3
TOTAL		718	1,116	19,656	35,632	20,374	36,748
	%	100.0	100.0	100.0	100.0	100.0	100.0
Median Age		31.5	34.0	32.7	27.9	32.6	31.4

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of median age based on Census data, except for 1970 incorporated areas, which is the median for Census Tract 101 (total for split tract).

TABLE 30-3

RACE AND ETHNICITY

RSA 30 - MOUNTAINS

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
American Indian	N/A	4	25	354	25	358
%		0.4	0.1	1.0	0.1	0.9
Asian	N/A	10	N/A	161	N/A	171
%		0.9		0.4		0.4
Black	13	27	22	98	35	125
%	1.8	2.4	0.1	0.3	0.2	0.3
White	698	1,068	19,467	34,400	20,165	35,468
%	97.2	95.7	99.0	96.5	99.0	96.5
Other (Spanish & Non-Spanish) %	7	7	142	619	149	626
	1.0	0.6	0.8	1.7	0.7	1.7
TOTAL	718	1,116	19,656	35,632	20,374	36,748
%	100.0	100.0	100.0	100.0	100.0	100.0
Hispanic	0	65	655	1,766	655	1,831
		5.8	3.3	5.0	3.2	5.0

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups, as well as shown separately because of the method used by the Census to collect the data. Figures for American Indian in Census Tract 101 are not available for the incorporated and unincorporated areas.

TABLE 30-4

RACE AND ETHNICITY BY CENSUS TRACT - 1980

RSA 30 - MOUNTAINS

RACE/ETHNICITY		INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL	
		101	92	101	102.01	102.02	NUMBER	PERCENT
American Indian	#	4	49	193	103	9	358	0.9
	%	.4	1.3	1.0	.9	.6		
Asian	#	10	13	97	43	8	171	0.4
	%	.9	.3	.5	.4	.5		
Black	#	27	2	53	10	33	125	0.3
	%	2.4	.05	.3	.08	2.2		
White	#	1,068	3,626	17,771	11,605	1,398	35,468	96.5
	%	95.7	96.6	96.3	97.3	93.3		
Other (Spanish & Non-Spanish)	#	7	64	338	167	50	626	1.7
	%	.6	1.7	1.8	1.4	3.3		
TOTAL	#	1,116	3,754	18,452	11,928	1,498	36,748	100.0
	%	100.0	100.0	100.0	100.0	100.0		
Hispanic		65	160	1,024	500	82	1,831	5.0

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are included in the various racial groups, as well as shown separately because of the method used by the Census to collect the data.

2. Household Characteristics. The rapid growth in the region was reflected in a growth in the number of households. For housing analysis purposes, household characteristics are perhaps more important than individual characteristics. The household represents the economic unit that buys or rents housing. The Census Bureau considers all people living in a unit as a household whether or not they are related. Between 1970 and 1980, the number of households almost doubled (see Table 30-5). The percentage of these that were family households declined but was still over 75%. The number and percentage of one-person households increased as did the average household size. Little variation among the census tracts in the region was noted with respect to general household characteristics. (Table 30-6).

Households with special needs are identified in Table 30-7. Although the elderly (age 65 and older) represent only 8.3% of the population, they comprised 14.4% of the heads of household in 1980. These households may have need for special assistance with home repair or utility bills because of physical or financial constraints.

Because the definition of disability includes a broad range of conditions (heart condition, emphysema, mental or emotional illness, etc.), it is estimated that only 20 to 30 percent of the disabled households (240 to 360) would need specially modified housing units. Many of these may not require assistance.

The percentage of large families declined between 1970 and 1980, as did the percentage of overcrowding. This reflects a trend toward smaller households. Overcrowding is considered a problem because of the increased wear on the unit and the lack of privacy for family members. The number of minority households and single-parent households also increased. These households are likely to have difficulty finding adequate housing because they are also lower income (Table 30-7) and may be discriminated against.

Income is the most important household characteristic because it determines whether or not a household can acquire adequate housing. Table 30-9 indicates income characteristics for the Mountains' region households. The median income for the region was higher than that for the County in both 1970 and 1980. Almost 45% of the households were upper income, but 10% were living below the federally defined poverty level. As tabulated in Table 30-10, the incorporated part of the City of San Bernardino had 83% upper income households, while census tract 102.01 (which includes Big Bear Lake and part of Running Springs) had 48% lower income. The median

income for the incorporated area was almost double that for the region as a whole.

Poverty thresholds defined by the federal government are national standards that do not reflect regional variations in the cost of living. As a result, they are very low by southern California standards. With that in mind, Table 30-11 shows poverty status by race and Table 30-12 shows poverty status by household type. Whereas only 10% of all families with children have incomes below the poverty level, 80% of the female-headed families do. The percentage of elderly households living below the poverty level is slightly lower than that for all households.

No matter how low a household's income, it will only require assistance if it must pay more than it can afford for adequate housing. The definition of affordability used by the Department of Housing and Urban Development and most State and local programs is that a household should not spend more than 30% of its gross monthly income on housing. Table 30-13 shows housing expenditures as a percentage of income for owners and renters. Seventy-five percent of the very low income renters and 64% of the low income renters are paying more than 30% for housing.

TABLE 30-5

HOUSEHOLDS CHARACTERISTICS

RSA 30 - MOUNTAINS

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Total Households	194		338		6,732		13,456		6,926		13,794	
Total Families	183	94.3	303	89.6	5,581	82.9	10,266	76.3	5,764	83.2	10,569	76.6
One Person	8	4.1	33	9.8	1,016	15.1	2,464	18.3	1,024	14.8	2,497	18.1
Average Size		3.6		3.3		2.9		2.6		2.9		2.7

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of average size of household based on Census data.

TABLE 30-6

HOUSEHOLDS WITH SPECIAL NEEDS - 1970 - 1980

RSA 30 - MOUNTAINS

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS			RSA TOTAL
	101	92	101	102.01	102.02	
Total Households	338	1,470	6,701	4,733	552	13,794
Total Families	303	1,130	5,244	3,481	438	10,596
% Families	89.6	75.0	78.3	73.5	79.3	76.8
One Person Households	33	265	1,118	976	105	2,497
% One Person	9.8	18.0	16.7	20.6	19.0	18.1
Average Size	3.3	2.6	2.6	2.5	2.7	2.7

Source: 1980 U.S. Census

TABLE 30-7

HOUSEHOLDS WITH SPECIAL NEEDS

RSA 30 - MOUNTAINS

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	#	%	#	%	#	%	#	%	#	%	#	%
Elderly (65+)	n/a	-	21	6.2	n/a	-	1,962	14.6	-	-	1,938	14.4
Handicapped	n/a	-	8	2.4	n/a	-	1,195	8.9	-	-	1,203	8.7
Large Families (5 or more members)	54	27.8	41	12.1	1,109	16.5	1,362	10.1	1,163	16.8	1,404	10.2
Overcrowded (1.0 or more persons per room)	5	2.6	3	.09	607	9.0	655	4.9	612	8.8	658	4.9
Minority	5	2.6	27	8.0	42	0.6	311	2.3	47	0.7	338	2.5
Single-Parent	5	2.6	23	6.8	318	4.7	932	6.9	323	4.7	955	6.9
TOTAL HOUSEHOLDS	194		338		6,732		13,456		6,926		13,794	

Source: 1970 and 1980 U.S. Census

Notes: Mathematical estimate of average size of household based on Census data.

The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of their disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any category.

TABLE 30-8

HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980

RSA 30 - MOUNTAINS

	INCORPORATED AREAS				UNINCORPORATED CENSUS TRACT							
HOUSEHOLD TYPE	101		92		101		102.01		102.02		RSA TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%
Elderly (65+)	21	6.2	223	15.2	837	12.5	784	16.6	118	21.4	1,983	14.4
Handicapped	8	2.4	132	9.0	517	7.7	476	10.0	70	12.7	1,203	8.7
Large Families (5 or more members)	41	12.1	128	8.7	783	11.7	411	8.7	36	6.5	1,404	10.2
Overcrowded (1.01 or more persons per room)	3	.09	231	15.7	222	3.3	191	4.7	11	1.9	658	4.8
Minority	27	8.0	28	1.9	192	2.9	84	1.8	7	1.3	388	2.5
Female Head	23	6.8	91	6.2	410	6.1	388	8.2	43	7.8	955	6.9
TOTAL HOUSEHOLDS	338		1,470		710		4,733		552		13,803	100.0

Source: 1980 U.S. Census

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of the disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included.

TABLE 30-9

FAMILY/HOUSEHOLD INCOME - 1970 - 1980

RSA 30 - MOUNTAINS

INCOME	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
San Bernardino County	\$ 9,349		\$17,463		\$9,439		\$17,463		\$ 9,439		\$17,463	
RSA 30 Median	\$15,492		\$18,651		\$9,930		\$18,651		\$10,135		\$18,651	
Families/Households												
Very Low Income	2	0.9	14	4.1	1,058	19.0	2,761	20.5	1,060	18.2	2,775	20.1
Low Income	20	11.2	10	3.0	884	15.8	2,327	17.3	904	15.7	2,337	16.9
Moderate Income	19	10.2	31	9.2	1,366	24.5	2,482	18.4	1,385	24.0	2,513	18.2
Upper Income	142	77.7	283	83.7	2,273	40.7	5,891	43.8	2,415	42.1	6,174	44.8
TOTAL FAMILIES/ HOUSEHOLDS	183	100.0	338	100.0	5,581	100.0	13,461	100.0	5,764	100.0	13,799	100.0
Families/House- holds below Poverty	-0-	0-	-0-	-0-	496	8.8	1,249	9.3	496	8.5	1,249	9.1

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income.
The RSA median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 30-10

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 30 - MOUNTAINS

RACE/ETHNICITY	INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL / PERCENT
	101	92	101	102.01	102.02	
Percent Below Poverty	0	6.6	6.1	14.0	10.9	9.1
Percent Very Low	4.1	17.6	15.2	27.6	25.2	20.1
Percent Low	2.9	17.1	14.7	20.5	14.9	16.9
Percent Moderate	9.2	20.5	18.6	16.8	19.6	18.2
Percent Upper	83.7	45.2	51.5	35.1	40.4	44.8
Median	\$35,675	\$19,458	\$21,416	\$14,559	\$16,323	\$18,651

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 10 of the Countywide Section. Very low income is defined as earning less than 50 percent of the regional (County) median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median. The RSA median income figure is a weighted average of the medians for each census tract.

TABLE 30-11

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 30 - MOUNTAINS

RACE/ETHNICITY	INCORPORATED AREA	UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	0	69	2.1	69	2.1
Asian	0	7	0.2	7	0.2
Black	0	0	0	0	0
Hispanic	0	168	5.2	168	5.2
White	0	3,059	93.8	3,059	93.8
TOTAL	0	3,262	100.0	3,262	100.0

Source: 1980 U.S. Census

Notes: Columns do not sum to total because of data suppression for confidentiality reasons.

Poverty levels are defined in Table 10 of the Countywide section.

TABLE 30-12
POVERTY STATUS BY HOUSEHOLD TYPE - 1980
RSA 30 - MOUNTAINS

HOUSEHOLD TYPES	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	Poverty Level				Poverty Level				Poverty Level			
	Below	%	Above	%	Below	%	Above	%	Below	%	Above	%
Elderly (65+)	0		21	100.0	141	07.3	1,818	92.7	144	7.3	1,839	92.7
Families												
With Children	0		157	100.0	535	9.9	4,890	90.1	535	9.6	5,047	90.4
Without Children	0		146	100.0	212	4.7	4,629	95.3	212	4.3	4,775	95.7
Female Head												
With Children	0		11	100.0	955	80.8	227	19.2	955	80.1	238	19.9
Without Children	0		12	100.0	17	10.7	142	89.3	17	9.9	154	90.1
Total Households in Poverty	0		338	100.0	1,195	8.9	12,207	91.1	1,195	8.7	12,545	91.3
Total Households		338					13,402				13,740	

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table 10 of the Countywide Section. Columns do not sum to total number of households because of data suppression for confidentiality reasons.

TABLE 30- 13

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980

RSA 30 - MOUNTAINS

HOUSEHOLD/INCOME/COST	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
	%		%		%		%		%		%	
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	0		0		42	4.2	358	30.1	52	4.2	358	30.1
Spent 25.0-34.0%	0		0		107	8.6	113	9.5	107	8.6	113	9.5
Spent 35.0% or more	0		0		876	70.5	608	51.2	876	70.5	608	51.2
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	0		5	55.6	117	16.3	578	47.4	117	16.3	583	47.4
Spent 25.0-34.0%	0		0		228	31.7	205	16.8	228	31.7	205	16.7
Spent 35.0% or more	0		4	44.4	339	47.1	436	35.7	339	47.1	440	35.8
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	0		21	67.7	294	46.0	878	54.5	294	46.0	893	54.7
Spent 25.0-34.0%	0		0		195	30.5	362	22.5	195	30.5	362	22.0
Spent 35.0% or more	0		10	32.3	141	22.1	371	23.0	141	22.1	381	23.2
<u>Upper Income</u> (\$20,956 or more)												
Spent less than 25.0%	5	38.5	266	92.7	607	78.7	3,429	76.7	612	78.1	3,695	77.7
Spent 25.0-34.0%	0		6	2.1	118	15.3	714	16.0	118	15.1	720	15.1
Spent 35.0% or more	0		15	5.2	3	0.4	329	7.4	3	0.4	344	7.2

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. An increase in the employment base of a region is one reason for an increase in the demand for housing. The Mountains region has relatively few employment opportunities, but it is growing nonetheless. Table 30-14 shows the labor force characteristics for the region: 60.9% of the population aged 16 and older was either working or seeking work in 1980. Table 30-15 shows employment by industry and Table 30-16 defines occupational categories in which the labor force worked.

The majority of the work force is employed by trade or service industries. This is consistent with the tourist/recreational features of the region, and can be expected to continue in the future. Over one-half the work force reported their occupations as professional-managerial or sales and technically-oriented; these are the higher income occupations.

Since RSA 30 lacks employment opportunities within its bounds, residents must commute to work. Table 30-17 shows their place of work and Table 30-18 shows their travel time to work. In 1980, 14.5% commuted to areas outside San Bernardino County. Hence, 34.6% of the work force commute more than 30 minutes to work and 14.3% commuted more than one hour. The economy of the Mountains region is clearly tied to that of the rest of the County.

TABLE 30- 14

LABOR FORCE CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 30 - MOUNTAINS

CHARACTERISTICS	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS				RSA TOTAL
	101	92	101	102.01	102.02	
Population, Age 16 & Older	826	2,973	13,497	9,187	1,200	27,683
%	100.0	100.0	100.0	100.0	100.0	100.0
Not in Labor Force	261	1,062	4,921	3,617	553	10,414
Labor Force (Military and Civilian)	565	1,911	8,176	5,570	647	16,869
%	68.4*	64.3*	60.6*	60.6*	53.9*	60.9*
Employed	539	1,791	7,627	5,126	630	15,713
Unemployed	26	120	549	444	17	1,156
%	4.6**	6.3**	6.7**	8.0**	2.6**	6.9**

Source: 1980 U. S. Census

*Percent of total population age 16 and older.

**Percent of total labor force.

TABLE 30-15
 EMPLOYMENT BY INDUSTRY - 1970 to 1980
 RSA 30 - MOUNTAINS

INDUSTRY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Armed Forces	23	7.6	0	—	13	0.2	66	0.4	36	0.5	66	0.4
Agriculture, Mining and Construction	25	8.3	32	5.9	919	13.8	2,330	15.0	944	13.5	2,362	14.7
Manufacturing	15	5.0	73	13.5	481	7.2	1,281	8.2	496	7.1	1,354	8.4
Transportation, Utilities and Communication	6	1.9	29	5.4	489	7.3	1,174	7.5	495	7.1	1,203	7.5
Trade	47	15.6	103	19.1	1,591	23.8	3,259	20.9	1,638	23.5	3,362	20.9
Finance, Insurance, and Real Estate	33	10.9	62	11.5	456	6.8	1,552	10.0	489	7.0	1,614	10.0
Services	136	45.0	189	35.1	2,174	32.6	4,994	32.1	2,310	33.1	5,183	32.2
Public Adminis- tration	17	5.6	51	9.5	548	8.2	910	5.8	565	8.1	961	6.0
TOTAL	302	100.0	539	100.0	6,671	100.0	15,566	100.0	6,973	100.0	16,105	100.0

Source: 1970 and 1980 U.S. Census

TABLE 30-16
OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 30 - MOUNTAINS

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSONS	PERCENT	PERSONS	PERCENT	PERSONS	PERCENT
Managerial and Professional	199	36.9	4,243	27.4	4,442	27.7
Technical Sales and Administrative Support	198	36.7	4,459	28.8	4,657	29.0
Services	37	6.9	2,547	16.4	2,584	16.1
Farming, Forestry, and Fishing	0	0	173	1.1	173	1.1
Precision Production, Craft, and Repair	68	12.6	2,572	16.6	2,640	16.5
Operators, Fabricators, and Laborers	37	6.9	1,506	9.7	1,543	9.6
TOTAL	539	100.0	15,500	100.0	16,039	100.0

Source: 1980 U.S. Census.

TABLE 30-17

COMMUTING PATTERNS

RSA 30 - MOUNTAINS

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSONS	PERCENT	PERSONS	PERCENT	PERSONS	PERCENT
Resident Place	275	53.2	N/A	N/A	N/A	N/A
San Bernardino County	85	16.4	11,236	73.0	11,596	72.9
Outside San Bernardino County	56	10.8	2,244	14.6	2,300	14.5
Not Reported	101	19.6	1,901	12.4	2,002	12.6
Total Workers	517	100.0	15,381	100.0	15,898	100.0

Source: 1980 U.S. Census

TABLE 30-18

TRAVEL TIME TO WORK - 1980

RSA 30 - MOUNTAINS

TIME	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
Less than 5 minutes *	14	2.7	961	6.4	975	6.3
5 - 9 minutes	61	11.8	2,721	18.3	2,782	18.0
10 - 14 minutes	97	18.8	2,838	19.0	2,935	19.0
15 - 19 minutes	149	28.8	1,665	11.2	1,814	11.8
20 - 29 minutes	84	16.2	1,491	10.0	1,575	10.2
30 - 44 minutes	77	14.9	1,942	13.0	2,019	13.1
45 - 59 minutes	23	4.4	1,093	7.3	1,116	7.2
60 minutes or more	12	2.3	2,193	14.7	2,205	14.3
TOTAL	517	100.0	14,904	100.0	15,421	100.0

Source: 1980 U.S. Census

Note: *Does not include people who conduct business in their place of residence.

4. Housing Stock. The gap between the housing needs of the population and the type of housing available to them is the concern of this housing element. The situation with respect to housing stock is unusual in RSA 30 because of the large number of vacation homes or seasonal units. Over 60% of the housing stock in the Mountains was vacant at the time of the 1980 census. Table 30-19 indicates unit type and tenure. Table 30-21 reveals that 89.5% of the vacant units were seasonal homes, that is, not for sale or rent. The actual supply of vacant units available for year-round occupancy was only 3.3% of the total.

Between 1970 and 1980 most of the new units built were single-family homes. However, both the number and percentage of multi-family units increased as well. Most of the stock built over the next five years is expected to remain single-family detached since single-family lots predominate and infrastructure (sewer, water, streets) constraints exist on higher density development.

Despite the fact that the Mountains have been a popular area for vacation homes since the turn of the century, only 11% of the stock was built before 1939. If age were the only indication of housing condition, one would expect the Mountains to have few substandard units. However, since many houses in the region were not built for year-round occupancy, they were not always carefully constructed. Insulation is lacking, and plumbing and wiring is substandard in many units. This will not be a problem so long as they are not converted to year-round occupancy.

Table 30-23 gives median housing value and rents for the region in 1980, and Table 30-24 shows current sale prices for single-family homes. The average price for owner-occupied housing was \$76,800 and renter-occupied housing was just over \$300 a month, using gross rent figures. The Census defines gross rent as including all utilities, whether paid as a part of the monthly rent or paid directly to the public utility companies.

A survey of first quarter prices indicates a significant increase in housing costs. The average home in the mountain region had risen to \$86,500, with a range from \$36,500 to \$220,000. Average rental prices had risen to \$450 gross.

As a rough indicator of the affordability of housing in the region, the 1984 median income of \$29,120 can be compared to these sales prices.

Using the HCD standard that a household cannot afford to pay more than 30% of its gross income for housing, and taking into consideration the down payment and interest rates, the median income household can afford to purchase a home in the \$64,598 price range.

In addition, the household earning the median income could afford up to \$728 per month rent. (This figure is consistent with the County Housing Board program.)

TABLE 30-19
UNIT TYPE AND TENURE - 1980
RSA 30 - MOUNTAINS

TYPE & TENURE	INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL	
	101	92	101	102.01	102.02	NUMBER	%
Single-Family Detached	377	2,562	15,178	16,197	1,066	35,380	—
Owner-Occupied	354	1,076	4,732	2,946	334	9,442	26.7
Renter-Occupied	13	284	1,269	1,034	102	2,702	7.6
Vacant	10	1,202	9,177	12,217	630	23,236	65.7
Single-Family Attached	0	12	77	70	14	173	—
Owner-Occupied		6	—	7	—	13	7.5
Renter-Occupied		6	50	39	—	95	54.9
Vacant		—	27	24	—	51	29.5
Duplex	0	51	389	264	43	747	—
Owner-Occupied		12	66	25	10	113	15.1
Renter-Occupied		23	187	123	22	355	47.5
Vacant		16	136	116	11	279	37.4
3 to 4 Units	0	11	153	266	38	468	—
Owner-Occupied		8	22	58	21	109	23.3
Renter-Occupied		3	46	74	—	123	26.3
Vacant		—	85	134	17	236	50.4
5+ Units	0	20	429	593	20	1,062	—
Owner-Occupied		15	59	69	—	143	13.5
Renter-Occupied		5	78	158	6	247	23.3
Vacant		—	292	366	14	672	63.3
Mobile Homes	21	61	188	599	—	869	—
Owner-Occupied	21	24	105	158	—	308	35.4
Renter-Occupied		—	10	24	—	34	3.9
Vacant		37	73	417	—	527	60.6
Total	398	2,717	16,414	17,984	1,181	38,699	—
Owner-Occupied	375	1,141	4,984	3,263	365	10,128	26.2
Renter-Occupied	13	321	1,640	1,452	130	3,556	9.2
Vacant	10	1,255	9,790	13,274	672	25,001	64.6

Source: 1980 U.S. Census

Note: Columns do not seem to total number of units because of data suppression for confidentiality reasons.

TABLE 30- 20

CHANGES IN HOUSING TYPE

RSA 30 - MOUNTAINS

HOUSING TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Single-Family Detached	225	100.0	377	94.7	22,618	97.1	35,003	91.4	22,843	97.1	35,380	91.4
Single-Family Attached	n/a		0		n/a		173	0.5	n/a		173	0.4
Duplex	0		0		312	1.3	747	2.0	312	1.3	747	1.9
3 to 4 Units	0		0		143	0.6	468	1.2	143	0.6	468	1.2
5 or More	0		0		224	1.0	1,062	2.8	224	1.0	1,062	2.7
Mobile Homes	n/a		21	5.3	n/a		848	2.2	64	0.3	869	2.2
TOTAL	225	100.0	398	100.0	23,297	100.0	38,301	100.0	23,522	100.0	38,699	100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 Census figures are for year-round housing units, except mobile homes that include both permanent and seasonal units. 1970 figures for single-family detached units include year-round mobile homes.

TABLE 30-21

VACANCY STATUS - 1980

RSA 30 - MOUNTAINS

VACANCY TYPE	INCORPORATED AREA	UNINCORPORATED CENSUS TRACTS				RSA TOTAL	
		92	101	102.01	102.02	NUMBER	PERCENT
For Sale	0	31	291	303	7	632	2.5
For Rent	1	43	302	269	33	648	2.6
Vacation Homes	7	1,097	8,501	12,163	613	22,381	89.5
Other	2	84	696	539	33	1,354	5.4
TOTAL	10	1,255	9,790	13,274	686	25,015	100.0

Source: 1980 U.S. Census

Note: "Other" vacant includes units under construction and dilapidated units as well as those for which the vacancy status was not clear.

TABLE 30-22

AGE OF THE HOUSING STOCK

RSA 30 - MOUNTAINS

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Units	Percent	Units	Percent	Units	Percent
Before 1939	8	1.9	4,529	11.0	4,537	10.9
1940 - 49	24	5.6	3,764	9.1	3,788	9.1
1950 - 59	55	12.9	4,858	11.7	4,913	11.8
1960 - 69	208	48.8	9,592	23.2	9,800	23.5
1970 - 79	103	24.2	15,558	37.6	15,661	37.5
1980 - 83	28	6.6	3,045	7.4	3,073	7.4
TOTAL	426	100.0	41,346	100.0	41,772	100.0

Source: 1980 U.S. Census
California Department of Finance, 1984

TABLE 30-23
 MEDIAN HOUSING VALUES AND RENTS
 1980
 RSA 30 - MOUNTAINS

CENSUS TRACT	VALUE	RENT
92	\$78,600	\$253
101	\$84,900	\$272
102.01	\$64,300	\$255
102.02	\$68,600	\$218
San Bernardino County	\$63,000	\$221

Source: 1980 U.S. Census

TABLE 30- 24

HOUSING SALES PRICES - 1984

RSA 30 - MOUNTAINS

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	14	\$ 50,000	\$ 55,114	\$ 36,500 - \$110,000
2 Bedroom	65	\$ 65,000	\$ 65,839	\$ 31,000 - \$139,950
3 Bedroom	56	\$ 80,000	\$ 83,470	\$ 41,600 - \$139,000
4+ Bedroom	12	\$107,000	\$102,892	\$ 50,000 - \$220,000
Original Sale				
1 Bedroom	3			\$ 40,000 - \$ 69,000
2 Bedroom	69	\$ 63,000	\$ 67,387	\$ 29,000 - \$130,000
3 Bedroom	32	\$ 85,875	\$102,193	\$ 45,000 - \$240,000
4 Bedroom	5	\$144,300	\$161,358	\$ 86,490 \$285,000

Source: California Market Data Cooperative

Note: Figures represent sales reported in 1983.

5. Summary of Housing Need. The previous sections have discussed the components of housing needs in the Mountains region. Housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the Mountains Region are summarized in Table 30-25.

Normal operation of the housing market can be expected to produce enough units to accommodate growth. However, very few of these units will be affordable to very low and low income households and most will not be affordable to moderate income households. Since the mountain communities are accessible resort areas for the greater Los Angeles area, developers are producing luxury units for that market. Low and moderate income households are currently priced out of the market.

A need exists to produce affordable housing for existing lower income households who are paying more than they can afford. Of all the RSAs, the Mountains region has the largest number of very low and low income households overpaying for housing (75% of the very low income renters and 64% of the low income owners). A large proportion of these households appear to be female-headed families and minority households. In addition, an increasing number of senior citizens may need assistance maintaining their existing housing to be provided with housing specifically designed to meet their needs. Substandard housing is another special problem in the Mountains. Many of the older units were built as seasonal homes - not intended for year-round use. However, the demand for housing in the area has led to the conversion of many units to year-round units, and the remainder are often rented to one vacationing family after another virtually year-round. The work done to permit this more intensive use has not always been according to County Code. The need for code enforcement and rehabilitation assistance is far greater than the County's resources to address the issue.

It should be noted that in mid-1985 a new trend has surfaced in the Mountains region. Should the IRS proposed rescindment of tax incentives for second or vacation homes actually occur, housing availability would significantly increase, while rental rates and sales prices would decline sharply. Until the decision has been made by the federal government, this section of the Housing Element only acknowledges the possibility of changes in housing for the Mountains region. The housing need forecast relies on current market constraints and supply projections.

TABLE 30-25
SUMMARY OF HOUSING NEED - 1984 - 1990
RSA 30 - MOUNTAINS

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	2,921	1,117	643	562	599
Renters	1,267	573	355	218	121
Overcrowded	710	n/a	n/a	n/a	n/a
Substandard	2,279	n/a	n/a	n/a	n/a
Repair	1,816	n/a	n/a	n/a	n/a
Replace	463	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	2,293	377	524	470	922
County Projection	11,026	1,814	2,518	2,259	4,435

Source: 1980 U.S. Census
1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

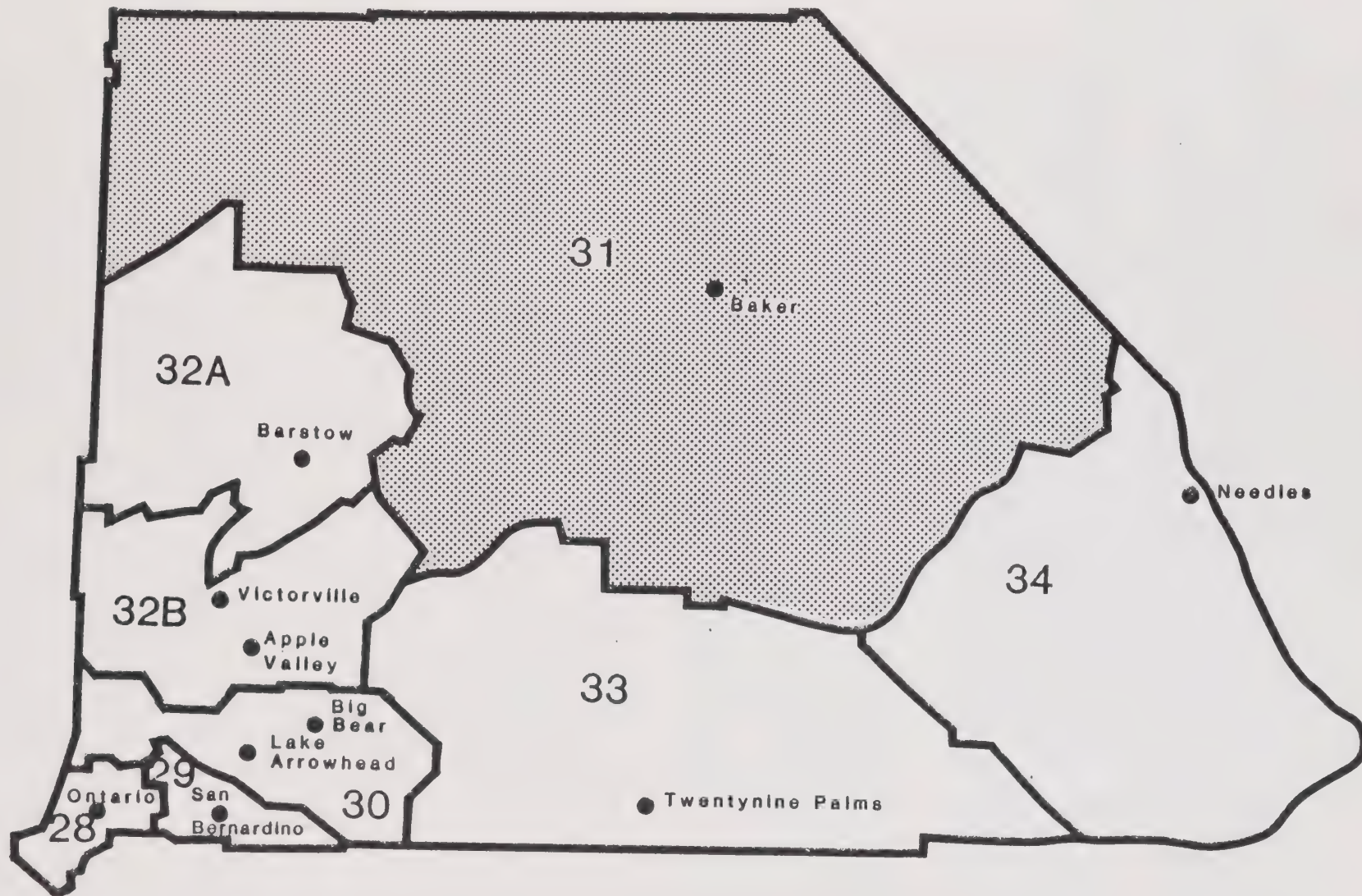


Figure 31-1

Baker RSA

E. RSA 31 - BAKER

Regional Statistical Area (RSA) 31 comprises the Baker region and is the largest of the eight County RSAs as well as the least populated. It is a desert region with limited infrastructure and services (particularly water) to support urban levels of development. Developed communities are small and isolated, and are not expected to grow significantly over the next five years.

1. Population Characteristics. Between 1970 and 1980, the population of the region decreased by almost 40% caused by the deactivation of Fort Irwin. Since the base was reactivated in late 1980, the population has grown by almost 2,000 people, or 26%. In fact, it has already passed the 1990 population projected in the SCAG 82 Growth Forecast. (See Table 31-1).

Table 31-2 shows the shift in the age characteristics of the population between 1970 and 1980. The closing of Fort Irwin resulted in a major decline in the under-25 population, but this trend has been reversed by the reactivation of the base. Over the same period the region experienced an increase in the population over 60 years of age. As desert communities such as Palm Springs become more expensive, retirees will seek alternatives in other desert regions.

The racial and ethnic characteristics of the population changed very little between 1970 and 1980 (see Table 31-3) with the region remaining over 90% white. However, the number and percentage black population declined, possibly brought on by the closing of Fort Irwin. The shift in the Hispanic population probably does not represent an absolute increase but rather changes in the Census questions and the increasing ethnic pride that has caused more people to identify themselves as Hispanic than previously. Given the essentially stable population in the area, the racial/ethnic characteristics of the population are not expected to change over the next five years.

TABLE 31-1
POPULATION GROWTH
RSA 31 - BAKER

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL	GROUP QUARTERS
1970	0	11,982	11,982	1,865
1980	0	7,346	7,346	67
Percent Change		-38.7%	-38.7%	-96.4%
1983	0	9,247	9,247	n/a
Percent Change		25.9%	25.9%	-
1990*	0	9,100	9,100	n/a
Percent Change		-1.6%	-1.6%	-

Source: 1970 and 1980 U.S. Census
California Department of Finance, 1984

*SCAG 82 Growth Forecast Policy

NOTE: Census Tracts are shown on Figure 2.

TABLE 31-2
AGE CHARACTERISTICS OF THE POPULATION

1970 - 1980

RSA 31 - BAKER

AGE RANGE		INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
		1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)	%	0	0	1,344	653	1,344 11.2	653 8.4
5 - 18 (School)	%	0	0	2,739	1,806	2,739 22.9	1,806 23.2
19 - 24 (College)	%	0	0	3,050	674	3,050 25.4	674 8.6
25 - 54 (Working)	%	0	0	3,786	3,216	3,786 31.6	3,216 41.3
55 - 59 (Early Retirement)	%	0	0	425	443	425 3.5	443 5.7
60 - 64 (Retirement)	%	0	0	280	349	280 2.3	349 4.5
65+ (Senior Citizens)	%	0	0	358	655	358 3.0	655 8.4
TOTAL	%	0	0	11,982 100.0	7,796 100.0	11,982 100.0	7,796 100.0
Median Age		N/A	N/A	24.76	29.87	24.76	29.87

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of median age based on Census data.

TABLE 31-3
RACE AND ETHNICITY
1970 - 1980
RSA 31 - BAKER

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970		1980		1970		1980	
				%		%		%		%
American Indian	0	0	177	1.5	217	3.0	177	1.5	217	3.0
Asian	0	0	N/A	N/A	48	0.7	N/A	N/A	48	0.7
Black	0	0	711	5.9	85	1.2	711	5.9	85	1.2
White	0	0	10,805	90.2	6,611	90.0	10,805	90.2	6,611	89.9
Other (Spanish & Non-Spanish)	0	0	289	2.4	385	5.2	289	2.4	385	5.2
TOTAL	0	0	11,982	100.0	7,346	100.0	11,982	100.0	7,346	100.0
Hispanic	0	0	874	7.3	749	10.2	874	7.3	749	10.2

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups.

TABLE 31-4
RACE AND ETHNICITY BY CENSUS TRACT - 1980
RSA 31 - BAKER

RACE/ETHNICITY	INCORPORATED AREAS	UNINCORPORATED AREAS						RSA TOTAL	
		89.01		89.02		103		NUMBER	PERCENT
		#	%	#	%	#	%		
American Indian	0	120	2.9	1	1.0	96	3.1	217	3.0
Asian	0	22	0.5	0	0	26	0.8	48	0.7
Black	0	66	1.6	4	4.0	15	0.5	85	1.2
White	0	3774	90.2	85	85.9	2752	89.9	6611	90.0
Other (Spanish & Non-Spanish)	0	204	4.9	9	9.1	172	5.6	385	5.2
TOTAL	0	4186	100.0	99	100.0	3061	100.0	7346	100.0
Hispanic	0	430	10.3	18	18.2	301	9.8	749	10.2

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups.

2. Household Characteristics. The changes in household characteristics in the Baker region between 1970 and 1980 (see Table 31-5) also reflect the closing of Fort Irwin and the increasing retirement community. The number and percentage of family households decreased significantly and the number and percentage single-person households increased. The latter are probably senior citizens who have retired to the area without their families. One-person households represent over-consumption or underutilization of the existing housing stock since almost all units are designed to accommodate more than one person.

Households with special needs are identified in Table 31-7. Elderly households represent 15% of the total, although only 8.4% of the population is over 65. The decline in large families and overcrowding probably occurred both as a result of closing Fort Irwin and as a result of the overall decline in household size. Table 31-8 indicates that the largest percent of minority and large households are concentrated in Census Tract 89.02, which encompasses Fort Irwin.

Military personnel represent a group with special housing needs because of their relatively short stay in the area and their low incomes. The base provides housing for a limited number of families as well as barracks for unmarried personnel. Generally, it is the junior enlisted personnel and their families who must seek housing in the surrounding communities. The Base Housing Officer indicated that noncommissioned ranks can afford to spend only \$200-\$250 per month, which is on the low end of regional rent scales. Because there is so little settlement in the Baker region to provide this housing, most seek housing in Barstow and commute to the base.

Table 31-9 shows the income distribution of households in the region in 1970 and 1980. The regional median was slightly above that for the County in 1980. Almost half the households were upper income but 24.3% were very low income and 20% had incomes below the federally defined poverty levels. Table 31-10 gives their distribution within the region. No households were living below the poverty level in Census Tract 89.02, which includes Fort Irwin. This tract also showed a greater polarization of incomes than the others. According to Table 31-11, minorities are not disproportionately poor in this region as is the case in other areas in the County. However, a much higher percentage

of the female-headed households in this region live below the poverty level than in any other. (See Table 31-12.)

No matter how poor a household is, it will only require assistance if it is paying more than it can afford for housing. This amount will vary from household to household, but the rule of thumb used by the Federal Department of Housing and Urban Development (HUD) and most State and local agencies is that a household should not spend more than 30% of its gross income on housing. Table 31-13 shows housing expenditures as a percentage of income in RSA 31. Over half the very low income households were spending more than they could afford in 1980, but the figure is less than 3% for the moderate and upper income households. In this region an obvious need exists for housing that is affordable to very low income households.

TABLE 31-5
HOUSEHOLD CHARACTERISTICS
1970 - 1980
RSA 31 - BAKER

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970	1980			1970	1980		
					%	%			%	%
Total Households	0	0	3,216	2,669			3,216	2,669		
Total Families/ % Families	0	0	2,781	86.5	1,914	71.7	2,781	86.5	1,914	71.1
One Person/ % Person	0	0	435	13.5	610	22.9	435	13.5	610	22.9
Average Size	N/A	N/A	3.14	2.75			3.14	2.75		

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of average size of household based on Census data.

TABLE 31-6
HOUSEHOLD CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 31 - BAKER

RACE/ETHNICITY	INCORPORATED AREAS			UNINCORPORATED AREAS			RSA TOTAL
	89.01	89.02	103	89.01	89.02	103	
Total Households	0	0	0	1,522	40	1,107	2,669
Total Families				1,137	23	754	1,914
%	0	0	0	74.7	57.5	68.1	71.1
One Person	0	0	0	334	14	262	610
%				21.9	35.0	23.7	22.9
Average Size	N/A	N/A	N/A	2.75	2.47	2.71	2.75

Source: 1980 U.S. Census

TABLE 31-7
HOUSEHOLDS WITH SPECIAL NEEDS

1970-1980

RSA 31 - BAKER

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980			1970	1980			1970	1980		
			%	%			%	%			%	%
Elderly (65+)	0	0			N/A	405	15.2		N/A	405	15.2	
Handicapped	0	0			N/A	98	3.7		N/A	98	3.7	
Large Families (5 or more members)	0	0			637	19.8	375	14.0	637	19.8	375	14.0
Overcrowded (1.01 or more persons per room)	0	0			307	9.5	207	7.8	307	9.5	207	7.8
Minority	0	0			239	7.4	236	8.8	239	7.4	236	8.8
Single-Parent	0	0			N/A	149	5.6		N/A	149	5.6	
TOTAL HOUSEHOLDS	0	0			3,216	100.0	2,669	100.0	3,216	100.0	2,669	100.0

Source: 1980 U.S. Census
California Dept. of Rehabilitation, Survey, 1982

Note: The columns do not sum to the total number of households because of the overlap in categories and because some households are not included in any category.

TABLE 31-8
HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980
RSA 31 - BAKER

HOUSEHOLD TYPE	INCORPORATED AREAS			UNINCORPORATED AREAS							
	89.01	89.02	103	89.01		89.02		103		RSA TOTAL	
				#	%	#	%	#	%	#	%
Elderly (65+)	0	0	0	221	14.5	8	20.0	176	15.9	405	15.2
Handicapped				32	2.1	5	12.5	61	5.5	98	3.7
Large Families (5 or more members)	0	0	0	198	13.0	14	35.0	163	14.7	375	14.0
Overcrowded (1.01 or more persons per room)	0	0	0	99	6.5	1	2.5	107	9.7	207	7.8
Minority	0	0	0	128	8.4	18	45.0	90	8.1	149	8.8
Female Head	0	0	0	100	6.6	0	0	49	4.4	149	5.6
TOTAL HOUSEHOLDS	0	0	0	1,522		40		1,107		2,669	

Source: 1980 U.S. Census
California Dept. of Rehabilitation Survey, 1982

Note: Columns do not sum to the total number of households because of the overlap in categories and because some households are not included in any category.

TABLE 31-9
FAMILY/HOUSEHOLD INCOME - 1970 - 1980
RSA 31 - BAKER

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970	%	1980	%	1970		1980	
Regional Median	N/A	N/A	\$9,439		\$17,463		\$9,439		\$17,463	
RSA 31 Median	N/A	N/A	\$8,898		\$17,889		\$8,898		\$17,889	
Families/Households										
Very Low Income	0	0	547	19.7	649	24.3	547	19.7	649	24.3
Low Income	0	0	495	17.8	374	14.0	495	17.8	374	14.0
Moderate Income	0	0	841	30.2	381	14.3	841	30.2	381	14.3
Upper Income	0	0	898	32.3	1,265	47.4	898	32.3	1,265	47.3
Families/Households Below Poverty	0	0	298	10.7	533	20.0	298	10.7	533	20.0

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA 31 median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 31-10

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 31 - BAKER

HOUSEHOLD TYPE	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS			RSA TOTAL
		89.01	89.02	103	
Percent Below Poverty	0	12.9	0	13.2	12.8
Percent Very Low	0	22.5	3.1	27.4	24.3
Percent Low	0	11.9	41.3	16.3	14.0
Percent Moderate	0	7.5	3.1	24.0	14.3
Percent Upper	0	58.1	62.5	32.3	47.3
Median	-	\$24,802	\$23,214	\$16,054	\$17,889

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 10 of the Countywide section. Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

TABLE 31-11

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 31 - BAKER

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	0	0	6	1.1	6	1.1
Asian	0	0	*	N/A	*	-
Black	0	0	*	N/A	*	-
White	0	0	516	96.8	516	96.8
TOTAL	0	0	533	100.0	533	100.0
Hispanic	0	0	58	10.9	58	10.9

Source: 1980 U.S. Census

Note: Hispanic households are included in several racial categories, as well as shown separately because of the methods used by the Census to collect the data. The asterisk(*) indicates that these data for these racial groups has been suppressed by the Census for confidentiality reasons.

Poverty levels are defined in Table 10 of the Countywide section.

TABLE 31-12
POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 31 - BAKER

HOUSEHOLD TYPES	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level	
	Below	%	Above	%	Below	%	Above	%	Below	%	Above	%
Elderly (65+)	0		0		56	14.1	341	85.9	56	14.1	341	85.9
Families												
Children Under 5	0		0		70	21.2	260	78.8	70	21.2	260	78.8
Children 6 - 17	0		0		56	9.3	549	90.1	56	9.3	549	90.1
Children 0 - 17	0		0		39	13.4	219	86.6	34	13.4	219	86.6
Without Children	0		0		67	9.2	659	90.8	67	9.2	659	90.8
Female Head												
With Children	0		0		156	75.0	52	25.0	156	75.0	52	25.0
Without Children	0		0		56	75.7	18	24.3	56	75.7	18	24.3
Total Households in Poverty	0		0		533	20.0	2,136	80.0	533	20.0	2,136	80.0
Total Households		0				2,669				2,669		

Source: 1980 U. S. Census

Note: Poverty levels are defined in Table 10 of the Countywide section.

TABLE 31-13

HOUSING EXPENDITURES AS PERCENTAGE OF INCOME - 1980

RSA 31 - BAKER

HOUSEHOLD INCOME/COST	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	RENTER	OWNER	RENTER	OWNER		RENTER	OWNER			
	%	%	%	%	%	%	%	%		
<u>Very Low Income</u> (Less than \$8,732)										
Spent less than 25.0%	0	0	65	19.2	66	42.3	65	19.2	66	42.3
Spent 25.0-34.0%	0	0	35	10.4	10	6.4	35	10.4	10	6.4
Spent 35.0% or more	0	0	169	50.0	69	44.2	169	50.0	69	44.2
<u>Low Income</u> (\$8,732-\$13,970)										
Spent less than 25.0%	0	0	92	63.0	82	72.6	92	63.0	82	72.6
Spent 25.0-34.0%	0	0	20	13.7	18	15.9	20	13.7	18	15.9
Spent 35.0% or more			22	15.1	13	11.5	22	15.1	13	11.5
<u>Moderate Income</u> (\$13,970-\$20,956)										
Spent less than 25.0%	0	0	142	78.9	198	96.1	142	78.9	198	96.1
Spent 25.0-34.0%	0	0	18	10.0	5	2.4	18	10.0	5	2.4
Spent 35.0% or more	0	0	1	0.6	3	1.5	1	0.6	3	1.5
<u>Upper Income</u> (\$20,956 or more)										
Spent less than 25.0%	0	0	163	85.9	530	94.8	163	85.8	530	94.8
Spent 25.0-34.0%	0	0	0	0	14	2.5	0	0	14	2.5
Spent 35.0% or more	0	0	0	0	15	2.7	0	0	15	2.7

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. Growth in the employment base is a key factor that can impact the demand for housing. In the Baker region, fluctuations in staffing levels at Fort Irwin can have a major impact on housing needs and demand. Table 31-14 indicates the labor force characteristics of the region. Table 31-15 lists the industries that employed the work force and Table 31-16 shows their occupational categories. The closing of Fort Irwin caused a 38% loss of employment in the region between 1970 and 1980. The reopening has since reversed the trend. Nonetheless, the military is clearly the major employer in the region, even though there was a large increase in employment in agriculture and mining between 1970 and 1980. The farming centers are in Newberry Springs east of Barstow while most of the mining is in the northeast around Trona.

Table 31-17 indicates commuting patterns of employed people in 1980, and Table 31-18 their travel time to work. As might be expected given the isolation of the region, very little commuting takes place across county lines as it does in the West and East Valley regions. Travel times are also predominantly (68%) under 15 minutes. The economy and communities of this region are very self-sufficient and not so impacted by the rest of the County.

TABLE 31-14

LABOR FORCE CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 31 - BAKER

CHARACTERISTICS	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS			RSA TOTAL	
		89.01	89.02	103	NUMBER	PERCENT
Population, Age 16 & older	0	2,954	64	2,210	5,228	100.0
Labor Force Percent*	0	1,793 60.7	46 71.9	1,297 58.7	3,136	60.0
Employed Persons Percent**	0	1,678 93.6	46 100.0	1,199 92.4	2,923	93.2
Unemployed Percent**	0	115 6.4	0 -	98 7.6	213	6.8
Not In Labor Force Percent*	0	1,161 39.3	18 28.1	913 41.3	2,092	40.0

Source: 1980 U.S. Census

*Percent total population age 16 and older

**Percent total labor force

TABLE 31-15
EMPLOYMENT BY INDUSTRY - 1970 - 1980

RSA 31 - BAKER

INDUSTRY	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970	1980			1970	1980		
				%		%		%		%
Armed Forces	0	0	1,467	38.1	0		1,467	38.1	0	
Agriculture, Mining and Construction	0	0	107	2.8	727	24.9	107	2.8	727	24.9
Manufacturing	0	0	678	17.6	832	28.5	678	17.6	832	28.5
Transportation, Utilities and Communication	0	0	250	6.5	240	8.2	250	6.5	240	8.2
Trade	0	0	377	9.8	345	11.8	377	9.8	345	11.8
Finance, Insurance, and Real Estate	0	0	42	1.1	69	2.4	42	1.1	69	2.4
Services	0	0	352	9.1	571	19.5	352	9.1	571	19.5
Public Adminis- tration	0	0	103	2.6	139	4.8	103	2.6	139	4.8
Other Industries	0	0	477	12.4	N/A		477	12.4	N/A	
TOTAL	0	0	3,853	100.0	2,923	100.0	3,853	100.0	2,923	100.0

Source: 1980 U.S. Census

TABLE 31-16

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 31 - BAKER

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Managerial and Professional	0	02	335	11.5	335	11.5
Technical, Sales, and Administrative Support	0	0	577	19.1	557	19.1
Services	0	0	389	13.3	389	13.3
Farming, Forestry and Fishing	0	0	274	9.4	274	9.4
Precision Production, Craft, and Repair	0	0	620	21.2	620	21.2
Operators, Fabricators, and Laborers	0	0	748	25.6	748	25.6
TOTAL			2,923	100.0	2,923	100.0

Source: 1980 U.S. Census

TABLE 31-17
 COMMUTING PATTERNS - 1980
 RSA 31 - BAKER

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Resident Place	0	N/A	N/A	N/A	N/A	N/A
Other San Bernardino County	0	N/A	2,309	78.1	2,309	78.1
Outside San Bernardino County	0	N/A	260	8.8	260	8.8
Not Reported	0	N/A	386	13.1	386	13.1
TOTAL WORKERS	0	N/A	2,955	100.0	2,955	100.0

Source: 1980 U.S. Census

TABLE 31-18

TRAVEL TIME TO WORK - 1980

RSA 31 - BAKER

	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	#	%	#	%	#	%
Less than 5 minutes *	0		467	16.9	467	16.9
5 - 9 minutes	0		941	34.0	941	34.0
10 - 14 minutes	0		485	17.5	485	17.5
15 - 19 minutes	0		213	7.7	213	7.7
20 - 29 minutes	0		267	9.7	267	9.7
30 - 44 minutes	0		294	10.6	294	10.6
45 - 59 minutes	0		52	1.9	52	1.9
60 or more	0		46	1.7	46	1.7
TOTAL	0		2,765	100.0	2,765	100.0

Source: 1980 U.S. Census

Note: *Does not include people who conduct business in their place of residence.

4. Housing Stock. Baker's housing stock reflects the desert environment and the lack of urban levels of service. Almost 80% of the units are single-family or mobile homes. Multi-family housing has increased in number, but given the cost of providing infrastructure, multi-family housing is not expected to become a major part of the market over the next five years (see Tables 31-19, 31-20, and 31-21).

The vacancy rate for the region was 16.1% in 1980. However, the bulk of these were seasonal homes or units held off the market for a variety of other reasons. When seasonal homes are not counted, the vacancy rate is only 6.1%. With the reopening of Fort Irwin, this has undoubtedly dropped. (See Table 31-22).

Most of the housing stock in the Baker region was built after 1960 (see Table 31-23). Only 10% was built prior to World War II and as a result, most of the stock can be expected to be in good condition and in need of very little repair for the near future. As the housing stock ages, however, repairs and rehabilitation will be required and a large number of households may need assistance to do so.

Because there are so few units in the region, very few will be for sale or rent at any time. A survey conducted for this element in the last quarter of 1983 and the first quarter of 1984 found only three units for sale. All were in the \$45,000 to \$50,000 price range. These prices can be compared to the 1980 regional median income of \$17,889 using the HUD rule of thumb that the purchase price should equal no more than three times gross income. The housing in the area is roughly affordable to residents. There were no rentals advertised during the survey period, but in 1980 the median contract rents by census tracts were:

89.01	-	\$198
89.02	-	\$120
103.00	-	\$121

TABLE 31-19

CHANGES IN HOUSING TYPE

RSA 31 - BAKER

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL	
	1970	1980	1970	%	1980	%	1970	%
Single-Family Detached	0	0	2,292	79.1	1,910	57.2	2,292	79.1
Single-Family Attached	0	0	N/A		82	2.5	N/A	
Duplex	0	0	268	9.3	98	2.9	268	9.3
3 to 4 Units	0	0	134	4.6	29	0.9	134	4.6
5 or More	0	0	203	7.0	518	15.5	203	7.0
Mobile Homes	0	0	314	8.7	700	21.0	314	8.7
TOTAL			2,897	100.0	3,337	100.0	2,897	100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 Census figures are for year-round housing units, except mobile homes which include both permanent and seasonal units. 1970 figures for single-family units include year-round mobile homes.

TABLE 31-20

UNIT TYPE AND TENURE

BY CENSUS TRACT

RSA 31 - BAKER

CHARACTERISTIC	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS			RSA TOTAL	
		89.01	89.02	103		%
Single Family Detached						
Owner-Occupied	0	812	22	360	1,194	62.5
Renter-Occupied		243	23	209	475	24.9
Vacant		54	10	177	241	12.6
Single-Family Attached	0					
Owner-Occupied		25	0	29	54	65.9
Renter-Occupied		24	0	0	24	29.3
Vacant		0	0	4	4	4.8
Duplex	0					
Owner-Occupied		9	0	33	42	42.9
Renter-Occupied		30	0	6	36	36.7
Vacant		10	0	10	20	20.4
3 to 4 Units	0					
Owner-Occupied		0	0	0	0	0
Renter-Occupied		14	0	9	23	79.3
Vacant		0	0	6	6	20.7
5+ Units	0					
Owner-Occupied		24	0	36	60	11.6
Renter-Occupied		161	0	88	249	48.1
Vacant		110	0	99	209	40.3
Mobile Homes	0					
Owner-Occupied		90	0	269	359	51.6
Renter-Occupied		75	0	77	152	21.8
Vacant		43	0	142	185	26.6
Total	0	1,724	55	1,554	3,333	100.0
Owner-Occupied		960	22	724	1,709	51.3
Renter-Occupied		547	23	389	959	28.8
Vacant		217	10	438	665	19.9

Source: 1980 U.S. Census

TABLE 31-21
VACANCY STATUS - 1980
RSA 31 - BAKER

CHARACTERISTIC	INCORPORATED AREA AREAS		UNINCORPORATED CENSUS TRACTS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Vacant for Sale	0	-	46	8.5	46	8.5
Vacant for Rent	0	-	158	29.4	158	29.4
Seasonal Home	0	-	163	30.3	163	30.3
Other	0	-	171	31.8	171	31.8
TOTAL	0	-	538	100.0	538	100.0

Source: 1980 U.S. Census

TABLE 31-22
TENURE AND AGE OF HOUSING STOCK

RSA 31 - BAKER

YEAR BUILT	TOTAL	OWNER OCCUPIED	RENTER OCCUPIED	VACANT
Before 1939	383	176	157	50
1940 - 1949	601	259	245	97
1950 - 1959	651	355	177	119
1960 - 1969	786	418	143	225
1970 - 1979	968	501	237	230
1980 - 1983	261	N/A	N/A	N/A
TOTAL	3,650	1709	959	721
%	100.0	50.4	28.3	21.3

Sources: 1980 U.S. Census
California Department of Finance, 1984

5. Summary of Housing Need. The previous sections have discussed the components of housing need. In the Baker region, the groups most likely to need assistance are:

1. Military personnel with limited incomes who cannot be accommodated on-base;
2. Female-headed households, 75% of whom are living below the poverty level; and
3. The growing population of retirees who may be physically unable to maintain their homes.

Table 31-23 summarizes the housing needs for the Baker region, including housing needed to accommodate future growth. Much of the future growth can be expected to be retirees who will have fixed incomes (from pensions and social security) although they may also have other assets. Planning for the growth in the region should consider their special needs.

5. Summary of Housing Need. The previous sections have discussed the components of housing need. In the Baker region, the groups most likely to need assistance are:

1. Military personnel with limited incomes who cannot be accommodated on-base;
2. Female-headed households, 75% of whom are living below the poverty level; and
3. The growing population of retirees who may be physically unable to maintain their homes.

Table 31-23 summarizes the housing needs for the Baker region, including housing needed to accommodate future growth. Much of the future growth can be expected to be retirees who will have fixed incomes (from pensions and social security) although they may also have other assets. Planning for the growth in the region should consider their special needs.

TABLE 31-23
SUMMARY OF HOUSING NEED - 1984 - 1990
RSA 31 - BAKER

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	324	232	51	6	35
Renters	221	177	35	9	0
Overcrowded	219	n/a	n/a	n/a	n/a
Substandard	297	n/a	n/a	n/a	n/a
Repair	237	n/a	n/a	n/a	n/a
Replace	60	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	0	-	-	-	-
County Projection	1,185	195	271	243	476

Source: 1980 U.S. Census
1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

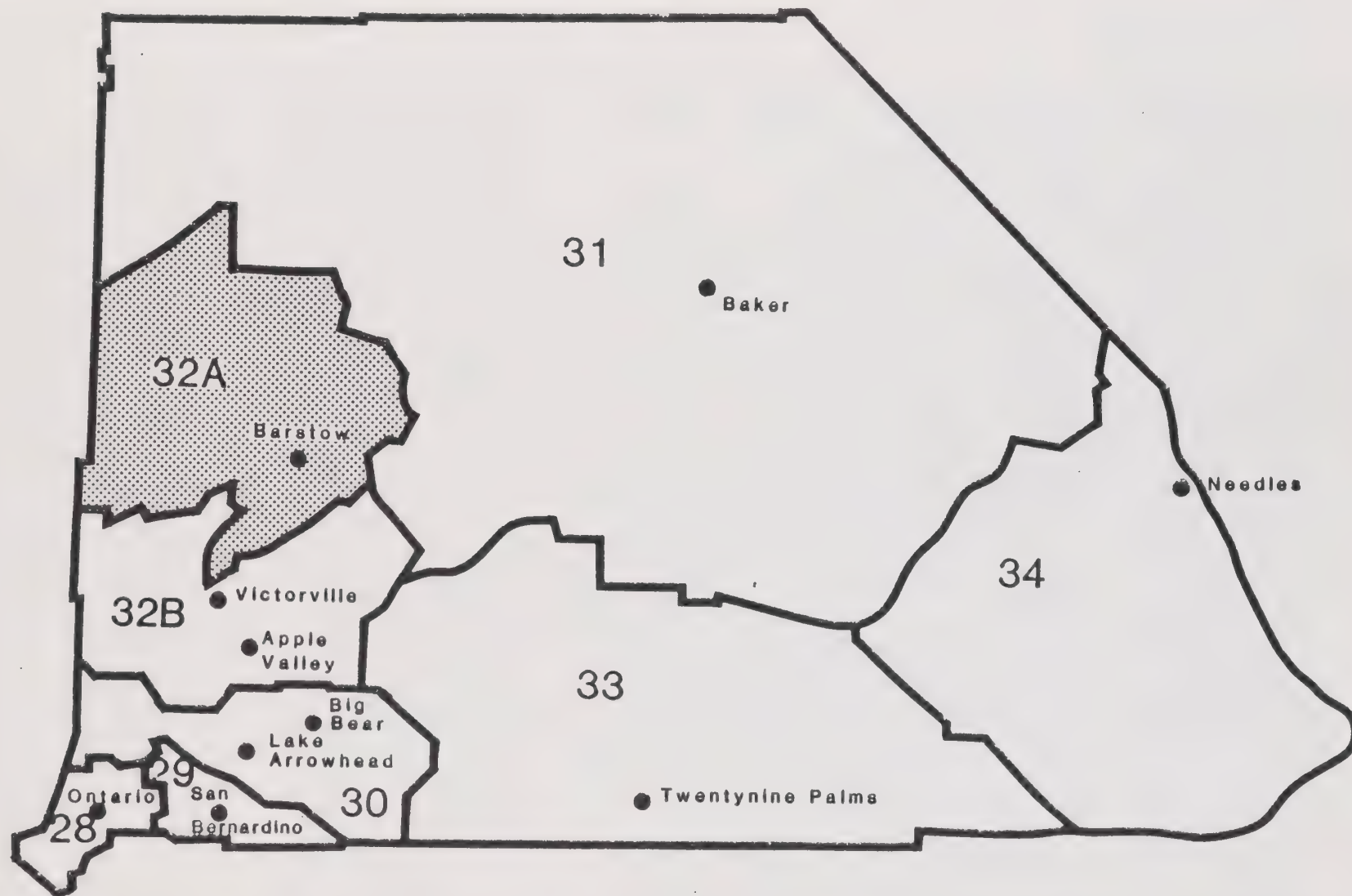


Figure 32a-1

Barstow RSA

F. RSA 32A - BARSTOW

Regional Statistical Area (RSA) 32A is located in the northwestern high desert portion of San Bernardino County. It includes the City of Barstow and the unincorporated communities of Lenwood and Daggett. Figure 32A-1 identifies the region. Since the area is distant from the population and employment centers of the West and East valleys, it has been less affected by the rapid growth and change in the County.

1. Population Characteristics. Little change has occurred in the population over the past 10 years for the region (Table 32A-1). Between 1970 and 1980, the population grew by 0.6%. There was a small (0.8%) population decrease in the unincorporated areas because the City of Barstow annexed additional land between 1970 and 1980. SCAG projections indicate that the region is expected to grow 19.1% between 1980 and 1990. The SCAG population projection for the unincorporated areas of the RSA also indicates a slight population decrease because the actual 1983 population exceeded the 1990 projection. The age distribution of the population has changed in that the population has shifted to the older age groups (Table 32A-2). There was a numeric and percent decrease in the 0-18 age groups and a percent increase in all other age groups. This shift in the population distribution and the small population growth indicates a stable population of retired people whose children have grown up and left the area. It is also an indication of the increasing number of retirees who are settling in the Barstow region.

The racial and ethnic distribution also appears to have changed somewhat between 1970 and 1980 (Table 32A-3). Minorities as a percent of the total population have increased and the percent reported as white has decreased. However, most of this apparent shift in the racial/ethnic profile is because of changes in how the Hispanic population perceives themselves and how they responded to Census questions. In 1970, most Hispanics reported themselves as "White" race and Hispanic. In 1980, most Hispanics reported their race as "Other" as well as identifying themselves as being of Hispanic origin.

TABLE 32A-1
POPULATION GROWTH
RSA 32A - BARSTOW

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL
1970	17,442	15,112	32,554
1980	17,960	14,993	32,747
Percent Change	3.0	- 0.8	0.6
1983	18,800	15,314	34,114
Percent Change	4.7	2.1	4.2
1990 *	23,797	15,203	39,000
Percent Change	26.6	- 0.8	14.3

Source: 1970 and 1980 U.S. Census
California Department of Finance, 1984

*SCAG 82 Growth Forecast Policy

NOTE: Census Tracts are shown on Figure 2.

TABLE 32A-2
AGE CHARACTERISTICS OF THE POPULATION
1970 - 1980
RSA 32A - BARSTOW

AGE RANGE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)	1,699	1,542	1,535	1,326	3,234	2,868
%	9.7	8.7	10.1	8.8	9.9	8.8
5 - 18 (School)	5,769	4,594	4,974	3,856	10,743	8,450
%	33.1	26.0	32.9	25.6	33.0	25.8
19 - 24 (College)	1,488	2,120	1,746	1,895	3,234	4,015
%	8.5	12.0	11.6	12.6	9.9	12.3
25 - 54 (Working)	6,474	6,463	5,183	5,606	11,657	12,069
%	37.1	36.5	34.3	37.2	35.8	36.9
55 - 59 (Early Retirement)	711	908	570	755	1,281	1,663
%	4.1	5.1	3.8	5.0	3.9	5.1
60 - 64 (Retirement)	520	722	405	567	925	1,289
%	2.9	4.1	2.7	3.8	2.8	3.9
65+ (Senior Citizens)	781	1,341	699	1,052	1,480	2,393
%	4.5	7.6	4.6	7.0	4.5	7.3
TOTAL	17,442	17,690	15,112	15,057	32,554	32,747
Median Age	24.02	27.08	-	28.19	23.57	27.61

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of median age based on Census data.

TABLE 32A-3
RACE AND ETHNICITY - 1970 - 1980
RSA 32A - BARSTOW

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL		
	1970	1980	1970	1980	1970	1980	
			%	%	%		%
American Indian	299	476	288	342	587	818	
%	1.7	2.7	1.9	2.3	1.8	2.5	
Asian	N/A	366	N/A	214	N/A	580	
%		2.1		1.4		1.8	
Black	1,310	1,356	424	631	1,734	1,987	
%	7.5	7.7	2.8	4.2	5.3	6.1	
White	15,470	12,736	14,237	12,270	29,707	25,006	
%	88.7	72.0	94.2	81.5	91.3	76.4	
Other (Spanish & Non-Spanish)%	363	2,756	163	1,599	526	4,355	
	2.1	15.6	1.1	10.6	1.6	13.3	
TOTAL	17,442	17,690	15,112	15,056	32,554	32,746	
Hispanic	4,791	5,278	2,708	2,932	7,499	8,210	
%	27.5	29.8	17.9	22.6	23.0	25.1	

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups.

TABLE 32A-4
RACE AND ETHNICITY BY CENSUS TRACT - 1980
RSA 32A - BARSTOW

Area	American Indian	Asian	Black	White	Other	Total	Hispanic
<u>INCORPORATED AREA</u>							
Barstow	476	366	1,356	12,736	2,756	17,690	5,278
<u>UNINCORPORATED CENSUS TRACTS</u>							
90.01	36	14	68	3,138	246	3,502	490
90.02	50	26	80	2,421	173	2,750	375
93	26	22	20	981	272	1,321	461
94	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0
96.01	183	52	148	4,109	690	5,182	1,285
96.02	16	0	15	440	81	552	89
96.03	31	100	300	1,181	137	1,749	232
UNINCORPORATED TOTAL	342	214	631	12,270	1,599	15,056	2,932
RSA TOTAL	818	580	1,987	25,006	4,355	32,746	8,210

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are included in the various racial groups, as well as shown separately because of the methods used by the Census to collect the data.

2. Household Characteristics. Although understanding the characteristics of the population is important in determining housing need, the most important unit for planning analysis is the household. The U.S. Bureau of the Census considers all people living in one dwelling unit as a household. Roommates in an apartment, as well as a family owning and living in a single family house, are considered households.

Table 32A-5 shows household characteristics in 1970 and 1980 for the region. The number of households increased by 17.9% between 1970 and 1980. Families as a percent of total households decreased by 6.8% and one-person households increased in number and percent. As a result, average household size also decreased. These changes in household type and size reflect the aging of the population and the increasing attractiveness of the Barstow area to retirees. Many of the single-person households are most likely elderly.

The number of households in RSA 32A with special housing needs in 1970 and 1980 is shown in Table 32A-7. As could be expected, the number and percent of large families (5 or more members) has decreased, as well as the number and percent of overcrowded households (1.01 or more persons per room). All the other categories increased in number and percent over the decade. (The exception is handicapped for which there is no comparison data for 1970).

Households with a handicapped member comprise 10.6% of the total households in 1980. Because the definition of handicapped includes any work or housework disability, it is estimated that only 20 to 30 percent of these households (approximately 231) would need modified housing.

Income is another important household characteristic since it determines whether adequate housing can be obtained. The 1980 regional median income for RSA 32A is \$17,061, or \$402 less than the County median. Within the RSA, median incomes range from \$12,214 to \$23,729 (see Table 32A-10). Table 32A-9 shows the income breakdown for households in the region for 1970 and 1980. The region experienced a 9.1% increase in very low income households and a decrease in all other income categories. This is probably because of an increase in the retired population, who are usually living on lower, fixed incomes. In addition, of the very low and low income households, 18.8% have incomes below the federally defined poverty levels.

As indicated in Table 32A-11, minorities living in poverty are over-represented compared to their population distribution (Table 32A-12), as are households with female heads. Blacks

represent 6% of the population, but 10% of the poor.

Housing assistance is needed when a household is paying more than it can afford for housing. The federal Department of Housing and Urban Development (HUD) has established a standard that a household should not pay more than 30% of its gross monthly income for housing. Most state and local programs adhere to this standard as well. Overpayment by owners is usually not considered to be as serious as overpayment by renters since owners gain equity in their property. Table 32A-13 shows the relationship of housing expenditures to income for households in different income categories. Out of 1,930 very low income households, approximately 70% are spending more than 30% of their gross monthly income on housing. Of the low income households, 43% are spending more than they can afford on housing, as are 27% of the moderate income households. Generally, owners outnumber renters in spending more than they can afford on housing.

TABLE 32A-5

HOUSEHOLD CHARACTERISTICS - 1970 - 1980

RSA 32A - BARSTOW

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Total Households	5,121	6,211	4,159	4,727	9,280	10,938
Total Families/ % Families	4,333 84.6	4,675 75.3	3,594 86.4	3,927 83.1	7,927 85.4	8,602 78.6
One Person/ % One Person	699 13.6	1,536 24.7	654 15.7	835 17.7	1,353 14.6	2,371 21.7
Average Size	3.40	2.9	34.6	2.75	3.43	2.99

Source: 1970 and 1980 U.S. Census

Mathematical estimate of average size of household based on Census data.

TABLE 32A-6

HOUSEHOLD CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 32A - BARSTOW

Area	Households	Families	One Person	Average Size
<u>INCORPORATED</u>				
Barstow %	6,211	4,675 75.3	1,536 24.8	2.9
<u>UNINCORPORATED CENSUS TRACTS</u>				
90.01 %	1,115	895 80.3	171 15.3	3.14
90.02 %	984	763 77.5	201 20.4	2.79
93 %	398 0	339 85.2	70 17.6	3.3 —
94 %			—	
95 %	0	0	—	—
96.01 %	1,711	1,472 86.0	265 15.5	3.03
96.02 %	159	115 72.3	119 74.8	3.06
96.03 %	360	343 95.3	9 2.5	4.86
TOTAL %	4,727	3,927 83.1	835 17.7	2.75
RSA TOTAL %	10,938	8,602 78.6	2,371 21.7	2.99

Source: 1980 U.S. Census

TABLE 32A-7

HOUSEHOLDS WITH SPECIAL NEEDS - 1970 - 1980

RSA 32A - BARSTOW

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	#	%	#	%	#	%	#	%	#	%	#	%
Elderly (65+)	488	9.5	828	13.3	254	6.1	634	13.4	742	8.0	1,462	13.
Handicapped	N/A	—	612	9.9	N/A	—	545	11.5	N/A	—	1,157	10.
Large Families (5 or more members)	1,263	24.7	995	16.0	1,113	26.8	834	17.6	2,376	25.6	1,829	16.
Overcrowded (1.01 or more persons per room)	595	11.6	470	7.6	618	14.9	402	8.5	1,213	13.1	872	8
Minority	480	9.4	1,361	21.9	178	4.3	651	13.8	658	7.1	2,012	18
Female Head	385	7.5	704	11.3	179	4.3	130	2.8	564	6.1	834	7
TOTAL HOUSEHOLDS	5,121		6,211		4,159		4,727		9,280		10,938	

Source: 1980 U.S. Census
California Dept. of Rehabilitation, Survey, 1982

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any category.

TABLE 32A-8
HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980
RSA 32A - BARSTOW

AREA	Household Type						Total Households
	Elderly (65%)	Handicapped	Large Families*	Over-crowded**	Minority	Female Head	
<u>INCORPORATED</u>							
Barstow	828	612	995	470	1,361	704	6,211
%	13.3	9.9	16.0	7.6	21.9	11.3	100.0
<u>UNINCORPORATED CENSUS TRACTS</u>							
90.01	150	86	214	80	61	46	1,115
%	13.5	7.7	19.2	7.2	5.5	4.1	100.0
90.02	216	125	98	69	58	8	984
%	22.0	12.7	10.0	7.0	5.9	1.0	100.0
93	27	31	97	43	86	18	398
%	6.8	7.8	24.4	10.8	21.1	4.5	100.0
94	0	0	0	0	0	0	0
%							
95	0	0	0	0	0	0	0
%							
96.01	231	254	315	168	334	39	1,711
%	13.5	14.8	18.4	9.8	19.5	2.3	100.0
96.02	10	38	25	19	22	15	159
%	6.3	23.9	15.7	11.9	13.8	9.4	100.0
96.03	0	11	85	23	90	4	360
%		3.1	23.6	6.4	25.0	1.1	100.0
TOTAL	634	545	834	402	651	130	4,727
%	13.4	11.5	17.6	8.5	13.8	2.8	100.0
RSA TOTAL	1,462	1,157	1,829	872	2,012	834	10,938
%	13.4	10.6	16.7	8.0	18.4	7.6	100.0

Source: 1980 U.S. Census

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included.

* 5 or more members.

** 1.01 or more persons per room.

TABLE 32A-9
FAMILY/HOUSEHOLD INCOME - 1970 - 1980
RSA 32A - BARSTOW

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	%		%		%		%		%		%	
San Bernardino County Median	\$ 9,439		\$17,463		\$9,439		\$17,463		\$ 9,439		\$17,463	
RSA Median	\$10,540		\$17,931		\$9,468		\$15,918		\$10,053		\$17,061	
Families/Households:												
Very Low Income Families/Households	534	12.3	1,386	22.3	562	15.6	1,119	23.7	1,096	13.8	2,505	22.9
Low Income Families/Households	648	15.0	918	14.8	664	18.5	788	16.7	1,312	16.6	1,706	15.6
Moderate Income Families/Households	1,237	28.5	1,505	24.2	1,038	28.9	978	20.7	2,275	28.7	2,483	22.7
Upper Income Families/Households	1,914	44.2	2,402	38.7	1,330	37.0	1,842	38.9	3,244	40.9	4,244	38.8
Total Families/Households	4,333	100.0	6,211	100.0	3,594	100.0	4,727	100.0	7,927	100.0	10,938	100.0
Families/Households Below Poverty	406	9.4	1,556	25.1	190	5.3	499	10.6	596	7.5	2,055	18.8

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 32A-10

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 32A - BARSTOW

Area	Percent Below Poverty	Percent Very Low	Percent Low	Percent Moderate	Percent Upper	Median
<u>INCORPORATED AREA</u>						
Barstow	25.1	22.3	14.8	24.2	38.7	\$17,931
<u>UNINCORPORATED CENSUS TRACTS</u>						
90.01	10.2	17.8	10.1	15.5	56.6	\$23,729
90.02	1.0	27.3	17.5	19.3	35.9	\$15,040
93	17.6	21.6	13.3	20.1	45.0	\$19,230
94*	0	0	0	0	0	—
95*	0	0	0	0	0	—
96.01	14.6	26.2	14.9	24.7	34.7	\$16,173
96.02	22.0	40.3	18.9	11.3	29.5	\$11,982
96.03	6.1	14.7	46.1	28.6	10.6	\$12,214
TOTAL	10.6	23.7	16.7	20.7	38.9	\$15,918
RSA TOTAL	18.8	22.9	15.6	22.7	38.8	\$17,061

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 10 of the Countywide section. Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 102 percent; and upper income is over 120 percent of the regional median.

*No households in unincorporated portions of these Census tracts.

TABLE 32A-11

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 32A - BARSTOW

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	69	3.0	53	3.1	122	3.0
Asian	10	.4	30	1.7	40	1.0
Black	312	13.6	107	6.2	419	10.4
White	1,470	64.5	1,324	76.4	2,794	69.7
Other	423	18.5	216	12.5	639	15.9
Total	2,284	100.0	1,730	100.0	4,014	100.0
Hispanic	916	39.1	423	24.5	1,339	33.4

Source: 1980 U.S. Census

Note: Hispanic households are also included in several racial categories, as well as shown separately due because of the methods used by the Census to collect the data.

Poverty levels are defined in Table 10 of the Countywide section.

TABLE 32A-12

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 32A - BARSTOW

HOUSEHOLD TYPES	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level	
	Below	%	Above	%	Below	%	Above	%	Below	%	Above	%
Elderly (65+)	75	9.1	753	90.9	65	11.6	495	88.4	140	10.1	1,248	89.9
Families	508	10.8	4,187	89.2	484	11.5	3,725	88.5	992	52.1	7,912	47.9
Children Under 6 only	198	26.6	546	73.4	142	21.7	511	78.3	340	24.3	1,057	75.7
Children 6 - 17 only	140	9.8	1,289	90.2	99	7.3	1,254	92.7	239	8.6	2,543	91.4
Children 0 - 17 only	122	20.7	466	79.3	113	22.5	389	77.5	235	21.6	855	78.4
Without Children	48	2.5	1,866	97.5	130	7.6	1,571	92.4	178	4.9	3,437	95.1
Female Head	308	4.9	396	6.4	153	50.5	150	49.5	342	38.5	546	61.5
With Children	296	53.7	255	43.3	96	47.3	107	52.7	310	46.8	352	53.2
Without Children	12	7.8	141	92.2	57	57.0	43	43.0	32	14.8	184	85.2
Total Households in Poverty	741	11.9	5,470	88.1	601	12.7	4,126	87.3	1,342	12.3	9,596	87.7
Total Households	6,211				4,727				10,938			

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table 10 of the Countywide section.

TABLE 32A-13

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980

RSA 32A - BARSTOW

HOUSEHOLD INCOME/COST	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
	%		%		%		%		%		%	
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	144	17.2	100	28.8	32	5.6	129	36.2	176	12.5	229	32.6
Spent 25.0-34.0%	152	18.2	72	20.7	94	16.4	27	7.6	246	17.5	99	14.1
Spent 35.0% or more	477	57.1	168	48.4	367	63.9	168	47.2	844	59.9	336	47.8
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	194	47.2	195	58.0	142	43.3	264	72.1	336	45.5	459	65.4
Spent 25.0-34.0%	100	24.3	52	15.5	105	32.0	52	14.2	205	27.7	104	14.8
Spent 35.0% or more	106	25.8	90	26.8	46	14.0	53	14.5	152	20.6	143	13.2
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	353	72.2	538	68.7	180	66.4	351	73.9	533	69.6	889	70.7
Spent 25.0-34.0%	92	18.8	138	17.6	38	14.0	79	16.6	130	17.0	217	17.2
Spent 35.0% or more	33	6.7	108	13.8	2	0.7	43	9.1	35	4.6	151	12.0
<u>Upper Income</u> (\$20,956 or more)												
Spent less than 25.0%	353	96.0	1,554	90.4	281	91.5	1,099	92.9	634	93.9	2,653	91.5
Spent 25.0-34.0%	12	3.3	157	9.1	8	2.6	61	5.2	20	3.0	218	7.4
Spent 35.0% or more	0	0	6	0.3	0	0	13	1.1	0	0	19	0.7

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

2. Employment. The total labor force for RSA 32A in 1980 was 15,323, which is 63.3% of the population age 16 and older (Table 32A-14). Of the employed labor force, 7.3% are in the armed forces (Nebo Marine Base is located in this RSA and Fort Irwin is close by). The unemployment rate for the labor force is 6.6%, which is below the Countywide unemployment rate of 7.1%. Industries that employ the largest number of people are wholesale and retail trade, services and transportation, utilities and communication (Table 32A-15). This is reflective of Barstow's status as a regional economic center of the high desert and its location along a major national east-west route.

Commuting patterns and travel time to work (Tables 32A-17 and 32A-18) indicate that over 20% of the work force commutes outside the RSA each day. Over 600 reported traveling more than an hour to work, quite likely to nearby military installations.

TABLE 32A-14
LABOR FORCE CHARACTERISTICS - 1980
RSA 32A - BARSTOW

CHARACTERISTIC	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population, Age 16 & older	12,710	100.0	11,483	100.0	24,193	100.0
Not in Labor Force	4,387	34.5*	4,483	39.0	8,70	36.7*
Labor Force (Military & Civilian)	8,323	65.5*	7,000	61.0*	15,323	63.3*
Employed	7,769	93.3**	6,541	93.4**	14,310	93.4**
Unemployed	554	6.7**	459	6.6**	1,013	6.6**

Source: 1980 U.S. Census

* Percent of total population age 16 and older.

** Percent of total labor force.

TABLE 32A-15

EMPLOYMENT BY INDUSTRY
1970 - 1980
RSA 32A - BARSTOW

INDUSTRY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Armed Forces	95	1.4	201	2.6	1,080	19.6	749	11.9	1,175	9.8	950	6.8
Agriculture, Mining and Construction	195	3.0	408	5.3	199	3.6	646	10.3	394	3.3	1,054	7.5
Manufacturing	141	2.2	282	3.6	161	2.9	234	3.7	302	2.5	513	3.7
Transportation, Utilities and Communication	1,416	21.8	1,516	19.5	943	17.1	959	15.3	2,359	19.6	2,475	17.6
Trade	1,341	20.6	1,841	23.7	936	17.0	1,406	22.4	2,277	19.0	3,243	23.1
Finance, Insurance, and real Estate	179	2.8	274	3.5	75	1.4	155	2.5	254	2.1	426	3.0
Services	1,521	23.4	1,722	22.2	907	16.4	1,173	18.7	2,428	20.2	2,871	20.5
Public Adminis- tration	1,614	24.8	1,525	19.6	1,215	22.0	946	15.1	2,829	23.5	2,468	17.6
TOTAL	6,502	100.0	7,769	100.0	5,516	100.0	6,268	100.0	12,018	100.0	14,037	100.0

Source: 1970 and 1980 U.S. Census

TABLE 32A-16

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 32A - BARSTOW

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSONS	%	PERSONS	%	PERSONS	%
Managerial and Professional	1,257	10.6	921	16.7	2,178	16.6
Technical, Sales, and Administrative Support	2,280	30.0	1,418	25.7	3,698	28.2
Services	1,286	17.0	994	18.0	2,280	17.4
Farming, Forestry and Fishing	118	1.6	233	4.2	351	2.7
Precision Production, Craft, and Repair	1,499	19.8	1,061	19.2	2,560	19.6
Operators, Fabricators, and Laborers	1,128	14.9	893	16.2	2,021	15.4
TOTAL	7,568	100.0	5,520	100.0	13,088	100.0

Source: 1980 U.S. Census

TABLE 32A-17
 COMMUTING PATTERNS - 1980

RSA 32A - BARSTOW

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSONS	%	PERSONS	%	PERSONS	%
Resident Place	5,023	65.7	0	0.0	5,023	41.3
Other San Bernardino County	2,004	26.2	4,514	80.9	6,518	46.5
Outside San Bernardino County	117	1.5	193	3.5	310	2.2
Not Reported	505	6.6	869	15.6	1,374	10.0
TOTAL WORKERS	7,649	100.0	5,576	100.0	13,225	100.0

Source: 1980 U.S. Census

TABLE 32A-18

TRAVEL TIME TO WORK - 1980

RSA 32A - BARSTOW

TRAVEL TIME	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Less than 5 minutes*	326	4.3	370	6.0	696	5.1
5-9 minutes	2,168	28.7	1,019	16.6	3,187	23.3
10-14 minutes	2,250	29.8	1,347	22.0	3,597	26.3
15-19 minutes	1,272	16.7	1,257	20.5	2,529	18.5
20-29 minutes	649	8.6	837	13.7	1,486	10.9
30-44 minutes	270	3.6	601	1.0	871	6.4
45-59 minutes	310	4.1	383	6.3	693	12.4
60+ minutes	318	4.2	304	5.0	622	4.5
TOTAL	7,563	100.0	6,117	100.0	13,680	100.0

Source: 1980 U.S. Census

Note: Does not include people who conduct business in their place of residence.

4. Housing Stock. The difference between the type and cost of housing required by the region's present and expected population and the type of housing available defines housing need in the area. Table 32A-19 shows the distribution of housing types in 1970 and 1980. The percent of single-family dwellings has decreased as well as the number and percent of multi-family dwellings with 3 or 4 units. Duplexes and multi-family dwellings with 5 or more units have increased in both number and percent. In the incorporated areas, mobile homes have increased significantly. Many of these mobile homes are in parks built specifically for retirees.

This region has a high percent of home ownership. Of the occupied housing units, 62% are owner-occupied, and 28% are renter-occupied.

Table 32A-21 shows the vacancy rates for the region. Excluding seasonal homes and the "other" category (units held off the market), the vacancy rate is 5.9%. Vacation homes constituted 16.5% of the vacancies in 1980 (24% in the unincorporated areas).

Table 32A-22 shows the age of the region's housing stock. Over half of the existing housing stock was built after 1960. Since the majority of the housing stock is relatively new, most should be in good repair and not need much rehabilitation in the near future.

A sample survey of sales prices in 1984 (Table 32A-23) indicated that single family units sold for between \$31,000 and \$113,000, with an average price of \$65,000 for a three-bedroom single family dwelling. The lower to mid-range priced units should be affordable to households earning the 1980 median income for the RSA (\$17,061). A sample of rental rates for the region produced an indicated range of \$275 to \$375 per month. Again, these units would be affordable to households earning the 1980 median income for the RSA.

TABLE 32A-19

CHANGES IN HOUSING TYPE

RSA 32A - BARSTOW

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Single-Family Detached	3,847	72.2	3,855	63.7	4,005	88.6	3,604	71.2	7,852	79.7	7,459	67.2
Single-Family Attached	28	0.5	230	3.8	N/A	-	127	2.5	N/A	-	357	3.2
Duplex	362	6.8	342	5.7	131	2.9	285	5.6	493	5.0	627	5.6
3 to 4 Units	247	4.6	225	3.7	135	3.0	87	1.7	382	3.9	312	2.8
5 or More	582	10.9	778	12.9	251	5.5	539	10.7	833	8.5	1,317	11.9
Mobile Homes	262	4.9	618	10.2	N/A	-	416	8.2	N/A	-	1,034	9.3
TOTAL	5,328	100.0	6,048	100.0	4,522	100.0	5,058	100.0	9,850	100.0	11,106	100.0

Source: 1980 U.S. Census

Note: 1970 single-family detached figures for unincorporated areas and RSA total include single-family attached and mobile homes, unless otherwise indicated.

TABLE 32A-20

UNIT TYPE AND TENURE - 1980

RSA 32A - BARSTOW

TYPE AND TENURE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Single-Family Detached						
Owner-Occupied	3,316	74.1	2,792	69.5	6,108	71.9
Renter-Occupied	941	21.0	825	20.5	1,766	20.8
Vacant	216	4.8	403	10.0	619	7.3
Single-Family Attached						
Owner-Occupied	26	11.3	75	66.4	101	28.3
Renter-Occupied	198	86.0	33	29.2	231	64.7
Vacant	6	2.7	5	4.4	11	3.1
Duplex						
Owner-Occupied	52	15.2	155	54.4	207	33.0
Renter-Occupied	268	78.4	82	28.8	350	55.8
Vacant	22	6.4	48	16.8	70	11.2
3 to 4 Units						
Owner-Occupied	21	9.3	46	52.9	67	21.5
Renter Occupied	177	78.7	21	24.1	198	63.5
Vacant	27	12.0	20	23.0	47	15.0
5+ Units						
Owner-Occupied	80	10.1	143	26.5	223	16.9
Renter-Occupied	513	66.0	226	41.9	739	56.1
Vacant	185	23.9	170	31.5	355	27.0
Mobile Homes						
Owner-Occupied	520	84.1	253	60.8	773	74.8
Renter-Occupied	62	10.0	87	20.9	149	14.4
Vacant	36	5.9	76	18.3	112	10.8
Total						
Owner-Occupied	4,015	60.2	3,464	63.4	7,479	61.7
Renter-Occupied	2,159	32.4	1,274	23.3	3,433	28.3
Vacant	492	7.4	722	13.2	1,214	10.0

Source: 1980 U.S. Census

Note: Columns do not sum to total number of units because of data suppression by the Census Bureau for confidentiality reasons.

TABLE 32A-21

VACANCY STATUS - 1980

RSA 32A - BARSTOW

VACANCY STATUS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Vacant for Sale	118	24.0	79	12.2	197	17.3
Vacant for Rent	237	48.2	226	34.9	463	40.6
Seasonal Home	31	6.3	157	24.3	188	16.5
Other	106	21.5	185	28.6	291	25.5
TOTAL	492	100.0	647	100.0	1,139	100.0

Source: 1980 U.S. Census

TABLE 32A- 22

AGE OF THE HOUSING STOCK - 1980

RSA 32A - BARSTOW

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	UNITS	%	UNITS	%	UNITS	%
Before 1939	328	4.9	300	5.5	628	5.2
1940 - 49	697	10.4	508	9.3	1,205	9.9
1950 - 59	2,023	30.3	1,757	32.1	3,780	31.1
1960 - 69	2,394	35.9	1,702	31.1	4,096	33.7
1970 - 79	1,224	18.4	1,207	22.0	2,431	20.1
TOTAL	6,666	100.0	5,474	100.0	12,140	100.0

Source: 1980 U.S. Census

TABLE 32A-23

HOUSING SALES PRICES - 1984

RSA 32A - BARSTOW

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	1			\$31,000
2 Bedroom	15	\$46,230	\$49,532	\$32,500 - \$113,000
3 Bedroom	25	\$51,500	\$54,929	\$35,000 - \$ 89,500
4 Bedroom	10	\$57,500	\$54,900	\$33,500 - \$ 85,000
Original Sale				
1 Bedroom	1			\$42,000
2 Bedroom	1			\$48,000
3 Bedroom	16	\$73,378	\$69,699	\$45,000 - \$ 90,000
4 Bedroom	2			\$76,000 - \$ 82,000

Source: California Market Data Cooperative, 1984

Note. Data represents figures reported for 1983.

5. Summary of Housing Need

The previous sections have discussed the components of housing need in the Barstow Region. The housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the Barstow region are summarized in Table 32A-25.

The normal operations of the housing market can be expected to produce enough units to accommodate growth. However, most of these units will not be affordable to very low and low income households. The market is currently addressing the needs of low, moderate and upper income households. A need exists to produce affordable housing for lower income households who are paying more than they can afford. Many of these households are retired persons. In addition, an increasing number of these retired persons may need assistance maintaining their existing housing or finding housing that is specifically designed to meet their needs.

TABLE 32A-24
SUMMARY OF HOUSING NEED - 1984 - 1990
RSA 32A - BARSTOW

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	856	493	127	173	63
Renters	364	235	77	44	8
Overcrowded	1,692	n/a	n/a	n/a	n/a
Substandard	396	n/a	n/a	n/a	n/a
Repair	316	n/a	n/a	n/a	n/a
Replace	80	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	0	-	-	-	-
County Projection	1,284	211	293	263	517

Source: 1980 U.S. Census
1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

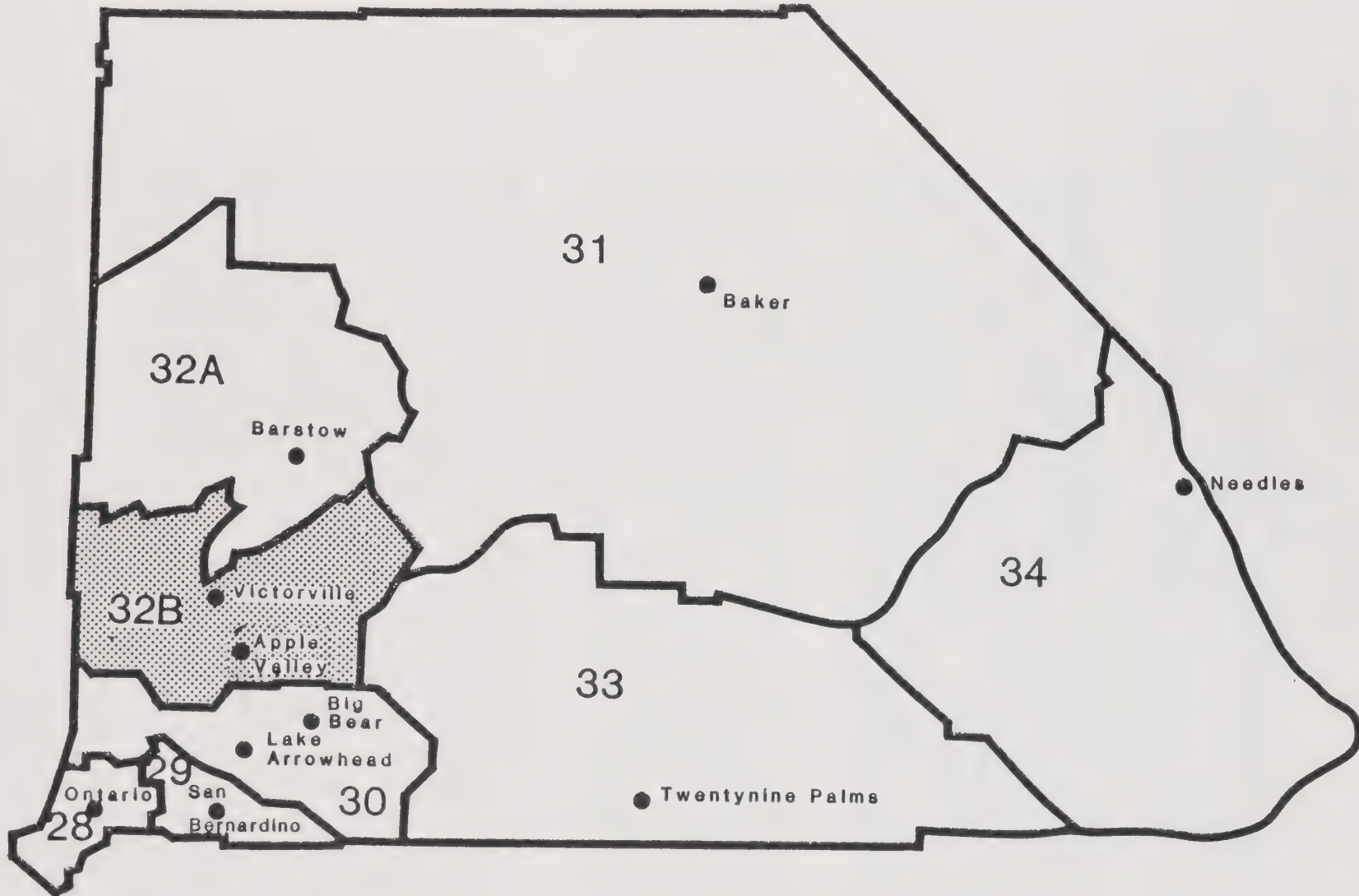


Figure 32B-1
Victorville RSA

G. RSA 32B - VICTORVILLE

Regional Statistical Area (RSA) 32B is located in the southern part of the high desert of San Bernardino County. Figure 32B-1 gives it pictorial location. The region includes the cities of Adelanto and Victorville and the unincorporated communities of Phelan, Hesperia, Apple Valley and Lucerne Valley.

1. Population Characteristics. Of the County RSA's the Victorville region showed the second largest population increase between 1970 and 1980, growing by 69.3% (see Table 32B-1). Several factors contributed to this level of growth: the increase in retirement-age people moving to the high desert; increasing employment opportunities in Victorville; and an increase in the number of people who live in the region and commute to work in the East and West Valley regions. The Victorville region is expected to continue to grow rapidly over the next five years.

The age distribution also changed from 1970 to 1980 (see Table 32B-2). The percent in age groups 0-24 has declined and the percent in the other age groups has increased, particularly in the working and senior citizens groups. As stated above, one reason for the growth in the area is its proximity to employment centers in both Los Angeles and San Bernardino Counties. Also, people aged 60 and older reflect a growing retirement community.

There has been some change in the social and ethnic composition of the region over the past decade. The number and percent of people reporting themselves as "Hispanic" or "Other" has increased and the percent of those reporting themselves as White has decreased (see Table 32B-3). Table 32B-4 shows that some areas have higher concentrations of minority populations than others. The City of Victorville has 16% of its population reporting Hispanic origins in comparison to 9.2% for the region as a whole. The Census Tract that encompasses George Air Force Base (91.02) has a high percentage of blacks (17.5%), and Census Tract 100.02 has a higher percentage White population than the region as a whole (95.3% as opposed to 87.1%).

TABLE 32B-1

POPULATION GROWTH
RSA 32B - VICTORVILLE

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL
1970	10,845	33,302	44,147
1980	16,384	58,353	74,737
Percent Change	51.1	75.2	69.3
1983	20,295	60,584	80,879
Percent Change	23.9	3.8	8.2
1990*	23,673	90,327	114,000
Percent Change	16.6	49.1	41.0

Source: 1970 and 1980 U.S. Census
California Department of Finance

*SCAG 82 Growth Forecast Policy

NOTE: Census Tracts are shown on Figure 2.

TABLE 32B-2

AGE CHARACTERISTICS OF THE POPULATION

RSA 32B - VICTORVILLE

AGE RANGE		INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
		1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)		1,033	1,385	2,717	4,814	3,750	6,199
	%	9.5	8.4	8.1	8.2	8.5	8.3
5 - 18 (School)		3,356	3,589	9,014	13,660	12,370	17,249
	%	30.9	21.9	27.1	23.4	28.0	23.1
19 - 24 (College)		1,358	2,345	4,132	6,327	5,490	8,672
	%	12.5	14.3	12.4	10.8	12.4	11.6
25 - 54 (Working)		3,716	5,617	10,985	21,160	14,701	26,777
	%	34.3	34.3	33.0	36.3	33.3	35.8
55 - 59 (Early Retirement)		410	802	1,433	2,981	1,843	3,783
	%	3.8	4.9	4.3	5.1	4.2	5.1
60 - 64 (Retirement)		297	814	1,496	2,855	1,793	3,669
	%	2.7	5.0	4.5	4.9	4.1	4.9
65+ (Senior Citizens)		675	1,832	3,525	6,550	4,200	8,382
	%	6.2	11.2	10.6	11.2	9.5	11.2
Total		10,845	16,384	33,302	58,347	44,147	74,731
	%	100.0	100.0	100.0	100.0	100.0	100.0
Median Age		23.60	29.78	-	28.26	25.09	29.17

Source: 1970 and 1980 U.S. Census

Note: Mathematical estimate of median age based on Census data.

TABLE 32B-3

RACE AND ETHNICITY

RSA 32B - VICTORVILLE

RACE/ETHNICITY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
American Indian	37	0.3	259	1.6	N/A		754	1.3	N/A		1,013	1.4
Asian	72	0.7	351	2.1	N/A		871	1.5	N/A		1,222	1.6
Black	542	5.0	1,710	10.4	1,664	5.0	2,040	3.5	2,206	5.0	3,750	5.0
White	9,984	92.1	12,591	76.8	30,978	93.0	52,533	90.0	40,962	92.8	65,124	87.1
Other (Spanish & Non-Spanish)	210	1.9	1,473	9.0	660	2.0	2,155	3.7	979	2.2	3,628	4.9
TOTAL	10,845	100.0	16,384	100.0	33,302	100.0	58,353	100.0	44,147	100.0	74,737	100.0
Hispanic	1,260	11.6	2,478	15.1	2,655	8.0	4,363	7.5	3,915	8.9	6,841	9.2

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups as well as shown separately because of the methods used by the Census to collect the data. Figures for American Indian are not available for the unincorporated areas.

TABLE 32B-4

RACE AND ETHNICITY BY CENSUS TRACT - 1980

RSA 32B - VICTORVILLE

Area	American Indian	Asian	Black	White	Other	TOTAL	Hispanic
<u>INCORPORATED</u>							
Adelanto	94	65	161	1,714	130	2,164	196
Victorville	165	286	1,549	10,877	1,343	14,220	2,282
TOTAL	259	351	1,710	12,591	1,473	16,384	2,478
<u>UNINCORPORATED CENSUS TRACTS</u>							
91.01	63	17	44	3,250	119	3,493	213
91.02	73	347	1,233	5,000	408	7,061	534
96.02	28	1	26	842	145	1,042	169
97.01	71	52	113	3,831	117	4,184	318
97.03	163	258	226	14,013	383	15,043	860
97.04	55	16	19	2,936	84	3,110	261
99	19	27	94	1,388	192	1,720	301
100.01	186	97	209	12,195	493	13,180	1,142
100.02	96	56	76	9,078	214	9,520	565
TOTAL	754	871	2,040	52,533	2,155	58,353	4,363
RSA TOTAL	1,013	1,222	3,750	65,124	3,628	74,737	6,841

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are included in the various racial groups, as well as shown separately because of the methods used by the Census to collect the data.

2. Household Characteristics. Although understanding the characteristics of the population is important in determining housing need, the most important unit for planning analysis is the household. The U.S. Bureau of the Census considers all people living in one dwelling unit as a household. Roommates in an apartment, as well as a family owning and living in a single family house, are considered households.

Table 32B-5 shows household characteristics in 1970 and 1980 for the region. Total households increased by 94.9%. The percent of families decreased by 6.1%, while the number and percent of one-person household increased. The decrease in the proportion of family households and the increase in the number of single-person households is an indication (like a high vacancy rate) of an underutilized housing stock. Almost all units are designed to accommodate at least two people.

Within the region, some areas show greater concentrations of families or single persons than others. On George Air Force Base, 98.2% of the households are families and the average size is 4.2 persons per household. In contrast, in the Lenwood-Oro Grande area, only 46.5% of the households are families and one third are single-person households. (See Table 32B-6).

The number of households in RSA 32B with special housing needs in 1970 and 1980 is shown in Table 32B-7. The region has had a 7.6% decrease in families with five or more members and a larger numeric and percent increase in female-headed households. Because of the decrease in large families and increase in single-person households, the percent of overcrowded households (1.01 and more per room) has decreased.

Households with a handicapped member comprise 19.7% of the total households. Because the definition of handicapped includes any work or housework disability, it is estimated that only 20 to 30 percent of these households (about 1,039) would need modified housing.

Within the RSA, there is a good deal of variation. Census Tracts 97.04 and 100.02 have a larger proportion of elderly households than the region as a whole (31% and 29% as opposed to 20% overall). Likewise, Census Tract 98.00 and the City of Adelanto have high proportions (15%) of the households headed by females. Minority households are concentrated on George Air Force Base. (See Table 32B-8).

Income is another important household characteristic since it determines whether adequate housing can be obtained. The

1980 regional median income for RSA 32B is \$15,616, which is \$1,847 less than the County median. The large number of retired persons and military personnel in this region who typically report a lower income than the rest of the population explains this relatively low regional median income. Table 32B-9 shows the household income breakdown for 1970 and 1980. In 1980, 27% of the households were in the very low income category. Between 1970 and 1980, there have been increases in the percent and number in the very low and upper income categories, and small percent decreases in the low and moderate income categories. Over 50% of the total households are in the moderate and upper income categories. Of the very low and low income households, 12.2% have incomes below the federally defined poverty levels.

The incomes are not evenly distributed throughout the RSA (Table 32B-10). Tract 97.03 (Apple Valley) has the highest median income (\$20,364) and the lowest percent of very low income householders (21.3%). Apple Valley is composed of relatively prosperous retired people and older working people. Tract 91.02 has the lowest median income (\$11,733) and the largest percent low income householders (42%). Tract 91.02 contains George Air Force Base and so has a large number of military personnel who typically receive lower than average pay. Facilities planners at George AFB indicate that the housing problem for base personnel is especially acute among lower-ranking enlisted personnel with families. The base provides housing for higher-ranking officers and their families and some barracks accommodations. Junior personnel must seek housing in the surrounding communities and can afford to pay \$200 to \$250 per month using the standard of one-third gross salary. The Air Force has no plans to build more housing on base or increase housing allowances.

As in other areas of the County, the number of female-headed households below the poverty level is quite high, especially those with children (see Table 32B-12). Table 32B-11 shows race and ethnicity by poverty status. Hispanic households represent only 9.2% of the population, but 15% of the persons living below the poverty level.

Income assistance for housing may be needed if the household is paying more than it can afford for housing. The federal Department of Housing and Urban Development (HUD) has established a standard that a household should not pay more than 30 percent of its gross monthly income for housing. Most state and local programs adhere to this standard, as well. Overpayment by owners is usually not considered to be as serious as overpayment by renters since owners gain

equity in their property. Table 32B-13 shows the relationship of housing expenditures to income for households in different income categories. Out of 5,316 very low income households, 78.2% are spending more than 25% of their gross monthly incomes on housing. Of the low income households, 2,171 or 55.1% are spending more than they can afford on housing as are approximately 35.5% of households in the moderate income category. Generally, owners outnumber renters in paying more than they can afford for housing.

TABLE 32B-5
HOUSEHOLDS CHARACTERISTICS

1970 - 1980

RSA 32B - VICTORVILLE

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
Total Households	3,345	6,194	10,183	20,148	13,528	26,342
Total Families/ % Families	2,807 83.9	4,469 72.2	8,600 84.5	16,240 80.6	11,407 84.3	20,709 78.6
One Person/ % One Person	505 15.1	1,153 18.6	1,390 13.6	3,615 17.9	1,895 14.0	4,768 18.1
Average Size	3.2	2.7	3.1	2.9	3.1	2.8

Source: 1970 and 1980 U.S. Census
Mathematical estimate of average size of household based on Census data.

TABLE 32B-6
HOUSEHOLD CHARACTERISTICS BY CENSUS TRACT - 1980
RSA 32B - VICTORVILLE

Area	Total Households	Total Families		One Person		Average Size
		#	%	#	%	
<u>INCORPORATED AREAS</u>						
Adelanto	840	546	65.0	37	4.4	2.6
Victorville	5,354	3,923	73.3	1,116	20.8	2.7
INCORPORATED TOTAL	6,194	4,469	72.2	1,153	18.6	2.7
<u>UNINCORPORATED CENSUS TRACTS</u>						
91.01	1,239	980	47.1	480	23.1	2.7
91.02	1,663	1,633	98.2	33	2.0	4.2
96.02	334	253	75.7	76	22.8	2.9
97.01	1,582	1,140	72.1	374	23.6	2.6
97.03	5,364	4,236	79.0	937	17.5	2.8
97.04	1,177	909	77.2	244	20.7	2.6
99	555	441	79.5	96	17.3	2.8
100.01	4,647	3,874	83.4	653	14.1	2.8
100.02	3,587	2,774	77.3	722	20.1	2.7
UNINCORPORATED TOTAL	26,342	20,709	78.6	4,768	18.1	2.8
RSA TOTAL	20,148	16,240	77.4	3,615	17.2	2.9

Source: 1980 U.S. Census

TABLE 32B-7

HOUSEHOLDS WITH SPECIAL NEEDS

1970 - 1980

RSA 32B - VICTORVILLE

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	#	%	#	%	#	%	#	%	#	%	#	%
Elderly (65+)	396	-	1,101	(17.8)	N/A	-	4,104	(19.6)	N/A	-	5,205	(19.1)
Handicapped	N/A	-	669	(10.8)	N/A	-	2,573	(12.3)	N/A	-	3,242	(12.0)
Large Families (5 or more members)	N/A	-	684	(11.0)	N/A	-	2,785	(13.3)	2,731	(20.2)	3,469	(12.2)
Overcrowded (1.01 or more persons per room)	372	(11.1)	302	(4.9)	902	(8.9)	961	(4.6)	1,274	(9.4)	1,263	(4.6)
Minority	215	(6.4)	1,061	(17.1)	493	(4.8)	1,095	(5.2)	708	(5.2)	2,156	(7.9)
Female-Head	246	(7.4)	698	(11.3)	423	(4.2)	1,269	(6.0)	669	(4.9)	1,967	(7.2)
TOTAL HOUSEHOLDS	3,345		6,194		10,183		20,148		13,528		26,342	

Source: U.S. Census
California Dept. of Rehabilitation

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing but many will.

Note: Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any category.

TABLE 32B-8
HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980
RSA 32B - VICTORVILLE

HOUSEHOLD TYPE

AREA		Elderly (65%)	Handicapped	Large Families*	Over- crowded**	Minority	Female Head	TOTAL HOUSEHOLDS
<u>INCORPORATED</u>								
Adelanto		98	117	70	10	127	125	840
	%	11.7	13.9	8.3	1.2	15.1	14.9	
Victorville		1,003	552	614	292	934	573	5,354
	%	18.7	10.3	11.5	8.1	17.4	10.7	
TOTAL		1,101	669	684	302	1,061	698	6,194
	%	17.8	10.8	11.0	4.9	17.1	11.3	
<u>RSA TOTAL CENSUS TRACTS</u>								
91.01		306	196	169	132	80	45	2,079
	%	14.7	9.4	8.1	6.3	3.8	2.2	
91.02		-	75	336	71	406	38	1,663
	%		4.5	20.2	4.3	24.4	2.3	
96.02		56	70	54	33	11	29	334
	%	16.8	21.0	16.2	9.9	3.3	8.7	
97.01		390	304	202	135	50	109	1,582
	%	24.7	19.2	12.8	8.5	3.2	6.9	
97.03		881	490	710	151	222	414	5,364
	%	16.4	9.1	13.2	2.8	4.1	7.7	
97.04		339	172	122	97	0	66	1,177
	%	28.8	14.6	10.4	8.2		5.6	
99.00		109	42	85	22	12	26	555
	%	19.6	7.6	15.3	3.9	2.2	4.7	
100.01		916	738	652	194	188	412	4,647
	%	19.7	15.9	14.0	4.2	4.0	8.9	
100.02		1,107	486	455	126	126	130	3,587
	%	30.9	13.5	12.7	3.5	3.5	3.6	
<u>UNINCORPORATED</u>								
AREA TOTAL		4,104	2,573	2,785	961	1,095	1,269	20,988
RSA TOTAL		5,205	3,242	3,469	1,263	2,156	1,967	27,182

Source: 1980 U.S. Census

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability, some of these disabilities will not necessitate modifications to the housing but many will.

Note: Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any of the categories.

* 5 or more members.

** 1.01 or more persons per room.

TABLE 32B-9

FAMILY/HOUSEHOLD INCOME - 1970 - 1980

RSA 32B - VICTORVILLE

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
San Bernardino County Median	\$9,439		\$17,463		\$9,439		\$17,463		\$9,439		\$17,463	
RSA 32B Median	\$9,631		\$15,616		\$7,808		\$15,616		\$8,257		\$15,616	
Families/Households:	#	%	#	%	#	%	#	%	#	%	#	%
Very Low Income	594	(21.2)	1,840	(29.7)	2,101	(24.4)	5,274	(26.1)	2,695	(23.6)	7,114	(27.0)
Low Income	487	(7.3)	1,209	(19.5)	1,979	(23.0)	3,900	(19.3)	2,466	(21.6)	5,109	(19.4)
Moderate Income	619	(22.0)	1,215	(19.6)	1,976	(23.0)	3,830	(19.0)	2,595	(22.8)	5,045	(19.1)
Upper Income	1,107	(39.4)	1,930	(31.2)	2,544	(29.6)	7,175	(35.6)	3,651	(32.0)	9,105	(34.5)
Total Families/Households	2,807	100.0	6,194	100.0	8,600	100.0	20,179	100.0	11,407	100.0	26,373	100.0
Families/Households Below Poverty	332		779		965		2,080		1,297		2,859	

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 32B-10

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 32B - VICTORVILLE

Area	Percent Below Poverty	Percent Very Low	Percent Low	Percent Moderate	Percent Upper	Median
<u>INCORPORATED</u>						
Adelanto	22.0	45.5	22.6	18.8	13.1	\$ 9,777
Victorville	11.1	27.2	19.0	19.7	34.0	\$15,175
TOTAL	12.6	29.7	19.5	19.6	31.2	\$15,616
<u>CENSUS TRACTS</u>						
91.01	14.8	37.7	18.0	19.1	25.1	\$12,141
91.02	7.2	23.8	42.0	23.3	10.9	\$11,733
96.02	15.1	33.7	18.6	11.8	35.9	\$12,441
97.01	15.4	36.4	19.3	18.4	25.9	\$11,963
97.03	8.8	21.3	13.6	16.9	48.2	\$20,364
97.04	15.1	33.6	20.1	16.3	30.1	\$12,368
98.00	17.5	35.0	19.1	18.0	28.0	\$12,293
99.00	9.1	22.8	17.5	21.6	38.1	\$17,114
100.01	10.3	24.4	21.0	19.5	35.2	\$15,726
100.02	8.9	27.7	18.1	19.9	34.3	\$15,276
RSA TOTAL	12.2	30.4	21.9	21.6	39.0	\$15,616
UNINCORPORATED AREA TOTAL	10.3	26.1	19.3	19.0	35.6	\$15,616

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 10 of the Countywide section. Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

TABLE 32B-11
POVERTY STATUS BY RACE/ETHNICITY - 1980
RSA 32B - VICTORVILLE

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	80	3.7	159	2.6	239	2.9
Asian	18	0.8	42	0.7	60	0.7
Black	280	13.1	146	2.4	426	5.2
White	1,542	72.5	5,340	87.9	6,882	83.9
TOTAL	2,134	100.0	6,073	100.0	8,207	100.0
Hispanic	474	22.2	817	13.5	1,291	15.7

Source: 1980 U.S. Census

Note: Hispanic households are also included in several racial categories, as well as shown separately because of the methods used by the Census to collect the data.
The Census Bureau suppressed certain information for confidentiality reasons.

Poverty levels are defined in Table 10 of the Countywide section.

TABLE 32B-12

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 32B - VICTORVILLE

HOUSEHOLD TYPES	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level		Poverty Level	
	Below	%	Above	%	Below	%	Above	%	Below	%	Above	%
Elderly (65+)	104	(9.4)	997	(90.6)	326	(7.9)	3,780	(92.1)	430	(8.3)	4,777	(91.7)
Families												
With Children	213	(9.9)	1,949	(90.1)	1,344	(14.6)	7,858	(85.4)	1,557	(13.7)	9,807	(86.3)
Without Children	68	(3.2)	2,039	(96.8)	320	(4.4)	6,947	(95.6)	388	(4.1)	8,986	(95.9)
Female Head												
With Children	218	(44.4)	273	(55.6)	429	(43.5)	558	(56.5)	647	(43.8)	831	(56.2)
Without Children	10	(4.8)	199	(95.2)	34	(12.1)	246	(87.9)	44	(9.0)	445	(91.0)
Total Households in Poverty	779	(12.6)	5,415	(87.4)	2,080	(10.3)	18,099	(89.7)	2,859	(10.8)	23,514	(89.2)
Total Households		6,194				20,179				26,373		

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table 10 of the Countywide section.

TABLE 32B-13

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980

RSA 32B - VICTORVILLE

HOUSEHOLD INCOME/COST	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
		%		%		%		%		%		%
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	87	7.9	123	33.3	153	7.6	796	33.1	240	7.7	919	33.1
Spent 25.0-34.0%	176	15.9	55	14.9	363	18.1	374	15.5	539	17.3	429	15.4
Spent 35.0% or more	794	71.9	177	48.0	1,096	54.6	1,122	46.6	1,890	60.8	1,299	46.8
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	193	33.8	198	48.5	439	33.4	941	53.0	632	33.5	1,139	52.1
Spent 25.0-34.0%	174	30.5	63	15.4	394	30.0	313	17.6	568	30.1	376	17.2
Spent 35.0% or more	193	33.8	147	36.0	364	27.7	523	29.4	557	29.5	670	30.7
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	254	64.1	357	59.2	626	64.4	1,447	63.0	880	64.3	1,804	62.2
Spent 25.0-34.0%	111	28.0	126	20.9	158	16.3	486	21.2	269	19.7	612	21.1
Spent 35.0% or more	21	5.3	120	19.9	93	9.6	365	15.9	114	8.3	485	16.7
<u>Upper Income</u> (\$20,956 or more)												
Spent less than 25.0%	284	87.1	1,127	87.2	724	86.2	4,206	78.5	1,008	86.4	5,333	80.2
Spent 25.0-34.0%	14	4.3	136	10.5	70	8.3	871	16.3	84	7.2	1,007	15.1
Spent 35.0% or more	6	1.8	30	2.3	7	0.8	278	5.2	13	1.1	308	4.6

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. The total labor force for RSA 32B in 1980 was 30,892, 56.2% of the population age 16 and older (Table 32B-14). Of the total labor force, 73.3% are employed as civilians and 17.8% are military personnel (George Air Force Base is located in this RSA). The unemployment rate for the labor force is 8.9%, which is above the countywide unemployment rate of 7.1%. Industries that employ the largest number of people are service industries, wholesale and retail trade, and military (Table 32B-15). The percentage of the population employed by the military has decreased over 12% since 1970, while that employed in agriculture, mining and construction, wholesale and retail trade, and services has increased. The increase in construction, trade, and service employment is a natural result of the rapid growth of the region since 1970. The increase in agricultural employment has resulted from dairies and farms relocating from the San Bernardino Valley regions where significant residential development is occurring.

Information on community patterns for the work force is given in Tables 32B-17 and 32B-18. Over 20% of the work force commutes more than 30 minutes to work and of these, 9% drive for more than an hour, which would indicate that these people are commuting out of the region to their employment. As the West and East Valley regions build out and improve their employment base, this trend is likely to increase. The Victorville region is shifting from relative independence of the economy from the rest of the County to being much more closely tied to the urban centers in the East and West Valleys.

TABLE 32B- 14

LABOR FORCE CHARACTERISTICS - 1980

RSA 32B - VICTORVILLE

CHARACTERISTIC	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population, Age 16 and older	12,365	—	42,596	—	54,961	—
Not in Labor Force	4,800	—	19,269	—	24,613	—
Labor Force (Military and Civilian)	7,565	61.2*	23,327	54.8*	30,892	56.2*
Employed	6,957	—	21,193	—	28,150	—
Unemployed	608	8.0**	2,134	9.1**	2,742	8.9**

Source: 1980 U.S. Census

* Percent total population age 16 and older.

** Percent total labor force.

TABLE 32B-15

EMPLOYMENT BY INDUSTRY - 1970 to 1980
RSA 32B - VICTORVILLE

INDUSTRY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Armed Forces	585	14.5	1,054	15.2	4,078	36.1	3,951	18.4	4,663	30.4	5,005	17.6
Agriculture, Mining and Construction	281	7.0	689	9.9	852	7.5	2,917	13.6	1,133	7.4	3,606	12.7
Manufacturing	531	13.2	668	9.6	1,035	9.2	2,140	10.0	1,566	10.2	2,808	9.9
Transportation, Utilities and Communication	528	13.1	696	10.0	750	6.6	1,838	8.6	1,278	8.3	2,534	8.9
Trade	696	17.2	1,309	18.8	1,782	15.7	3,836	17.9	2,478	16.1	5,145	18.1
Finance, Insurance, and Real Estate	196	4.9	334	4.8	388	3.4	1,262	5.9	584	3.8	1,596	5.6
Services	910	22.5	1,719	24.7	1,942	17.2	4,490	21.0	2,852	18.6	6,209	21.9
Public Adminis- tration	308	7.6	488	7.0	483	4.3	990	4.6	791	5.2	1,478	5.2
TOTAL	4,035	100.0	6,957	100.0	11,310	100.0	21,424	100.0	15,345	100.0	28,381	100.0

Source: 1970 and 1980 U.S. Census

TABLE 32B-16

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 32B - VICTORVILLE

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Managerial and Professional	1,008	16.9	3,423	19.7	4,431	19.0
Technical, Sales, and Administrative Support	1,795	30.1	4,829	27.8	6,624	28.3
Services	1,143	19.1	2,153	12.4	3,296	14.1
Farming, Forestry and Fishing	181	3.0	459	2.7	640	2.7
Precision Production, Craft, and Repair	1,020	17.1	3,581	20.6	4,601	19.7
Operators, Fabricators, and Laborers	826	13.8	2,943	16.9	3,769	16.1
TOTAL	5,973	100.0	17,388	100.0	23,361	100.0

Source: 1980 U.S. Census

TABLE 32B-17
 COMMUTING PATTERNS - 1980
 RSA 32B - VICTORVILLE

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Resident Place	2,642	40.2	5,226	25.3	7,868	28.9
Other San Bernardino County	3,129	47.6	11,465	55.6	14,594	53.6
Outside San Bernardino County	341	5.2	1,655	8.0	1,996	7.3
Not Reported	468	7.1	2,404	11.6	2,872	10.5
TOTAL WORKERS	6,580	100.0	20,750	100.0	27,330	100.0

Source: 1980 U.S. Census

Note: Columns do not sum to total because of data suppression by the Census.

TABLE 32B-18
TRAVEL TIME TO WORK
RSA 32B - VICTORVILLE

TRAVEL TIME	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Less Than 5 Minutes *	192	3.0	963	4.9	1,155	4.4
5 - 9 Minutes	1,729	26.8	3,386	17.3	5,115	19.6
10 - 14 Minutes	1,156	17.9	3,589	18.3	4,745	18.2
15 - 19 Minutes	1,334	20.6	3,928	20.1	5,262	20.2
20 - 29 Minutes	890	13.8	3,056	15.6	3,946	15.2
30 - 44 Minutes	481	7.4	1,817	9.3	2,298	8.8
45 - 59 Minutes	324	5.0	838	4.3	1,162	4.5
60+ Minutes	356	5.5	2,007	10.2	2,363	9.1
TOTAL	6,462	100.0	19,584	100.0	26,046	100.0

Source: 1980 U.S. Census.

Note: *Does not include people who conduct business in their place of residence.

4. Housing Stock. The difference between the type and cost of housing required by the region's present and expected population and the type of housing available to them defines housing need in the area. Table 32B-19 shows the distribution of housing types in 1970 and 1980. The percent of single-family detached dwellings has decreased, as well as the percent of duplexes. The percent multi-family units with 5 or more units has increased. In the incorporated areas, mobile homes have increased in both number and percent. This increase in multi-family dwellings and mobile homes and decrease in single-family units is no doubt a reflection of rising costs of single-family detached housing and the availability of infrastructure to support higher densities. Of the occupied housing units within the RSA, 58% are owner occupied, 26% are renter occupied, and 16% are vacant.

Table 32B-21 shows the vacancy rates for the region. Excluding seasonal homes and the "Other" category (units held off the market), the vacancy rate is 7.4%, the highest of all the RSAs in the County. Between 20% and 25% of the vacant units in the region are seasonal homes.

Table 32B-22 shows the age of the region's housing stock. Only 2% of the existing housing stock was built before 1940. In the 1970's, the region experienced a housing boom and over 40% of the existing units were built then, which is related to the population growth during that decade. As a result, few of the units are likely to need repair or replacement within the near future.

A sample survey of sales prices in 1984 (Table 32B-23) shows that single-family units sold for between \$27,000 and \$150,000. The lower-priced units would be affordable to households earning the 1980 median income for the RSA (\$15,616). Table 32B-24 shows a sample of rental rates for the region. Rents range from \$200 to \$850 per month. Again, the lower rent units would be affordable to households earning the 1980 median income for the RSA but the higher ones would not. The median rent for a multi-family unit was \$375 and for a single-family unit it was \$450.

TABLE 32B-19

CHANGES IN HOUSING TYPE

RSA 32B - VICTORVILLE

UNIT TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Single-Family Detached	2,560	76.4	4,175	58.6	11,295	87.2	17,900	73.5	13,855	85.0	22,075	70.1
Single-Family Attached	113	3.4	262	3.7	N/A		1,217	5.0	N/A		1,479	4.7
Duplex	144	4.3	213	3.0	334	2.6	491	2.0	478	2.9	704	2.2
3 to 4 Units	51	1.5	366	5.1	745	5.7	1,147	4.7	796	4.9	1,513	4.8
5 or More	236	7.0	947	13.3	585	4.5	1,720	7.1	821	5.0	2,667	8.5
Mobile Homes	245	7.3	1,158	16.3	N/A		1,875	7.7	N/A		3,033	9.6
TOTAL	3,349	100.0	7,121	100.0	12,959	100.0	24,350	100.0	16,308	100.0	31,471	100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 Single-Family Detached figures for Unincorporated Areas and RSA Total include Single-Family Attached and Mobile Homes except for incorporated areas.

TABLE 32B-20

UNIT TYPE AND TENURE - 1980

RSA 32B - VICTORVILLE

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Single Family Detached	4,175	100.0	17,900	100.0	22,075	100.0
Owner-Occupied	2,770	66.3	12,912	72.1	15,682	71.0
Renter-Occupied	932	22.3	2,096	11.7	3,028	13.7
Vacant	473	11.3	2,892	16.2	3,365	15.3
Single Family Attached	262	100.0	1,217	100.0	1,479	100.0
Owner-Occupied	38	14.5	74	6.1	112	7.6
Renter-Occupied	218	83.2	1,112	91.4	1,330	89.9
Vacant	6	2.3	31	2.5	37	2.5
Duplex	213	100.0	491	100.0	704	100.0
Owner-Occupied	33	15.5	92	18.7	125	17.8
Renter-Occupied	159	74.6	297	60.5	456	64.8
Vacant	21	9.8	102	20.8	123	17.4
3 to 4 Units	366	100.0	1,147	100.0	1,513	100.0
Owner-Occupied	18	4.9	69	6.0	87	5.8
Renter-Occupied	262	71.6	867	75.6	1,129	74.6
Vacant	86	23.5	211	18.4	297	19.6
5+ Units	947	100.0	1,720	100.0	2,667	100.0
Owner-Occupied	69	7.3	242	14.1	311	11.7
Renter-Occupied	664	70.1	1,086	63.1	1,750	65.6
Vacant	214	22.6	392	22.8	606	22.7
Mobile Homes	1,158	100.0	1,875	100.0	3,033	100.0
Owner-Occupied	684	67.7	1,261	67.3	2,045	62.4
Renter-Occupied	236	20.4	227	12.1	463	15.3
Vacant	138	11.9	387	20.6	525	17.3
TOTAL	7,121	100.0	24,350	100.0	31,471	100.0
Owner-Occupied	3,712	52.1	14,650	60.2	18,362	58.4
Renter-Occupied	2,471	34.7	5,685	23.3	8,156	25.9
Vacant	938	13.2	4,015	16.5	4,953	15.7

Source: 1980 U.S. Census.

TABLE 32B-21
VACANCY STATUS - 1980
RSA 32B - VICTORVILLE

VACANCY STATUS	INCORPORATED		UNINCORPORATED		RSA TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Vacant for Sale	292	40.4	828	24.8	1,120	27.6
Vacant for Rent	298	41.3	905	27.1	1,203	29.6
Seasonal Home	33	4.6	837	25.0	870	21.4
Other	99	13.7	773	23.1	872	21.4
TOTAL	722	100.0	3,343	100.0	4,065	100.0

TABLE 32B-2 2

AGE OF THE HOUSING STOCK

RSA 32B - VICTORVILLE

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	UNITS	%	UNITS	%	UNITS	%
Before 1939	420	5.1	495	1.8	915	2.5
1940 - 49	445	5.4	933	3.4	1,378	3.8
1950 - 59	1,426	17.1	4,538	16.3	5,964	16.5
1960 - 69	2,007	24.1	4,980	17.9	6,987	19.3
1970 - 79	2,823	33.9	13,140	47.3	15,963	44.2
1980 - 83	1,196	14.4	3,713	13.4	4,908	13.6
TOTAL	8,316	100.0	27,809	100.0	36,125	100.0

Source: 1980 U.S. Census

California Department of Finance, 1984

TABLE 32B-23

HOUSING SALES PRICES - 1984

RSA 32B - VICTORVILLE

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	0			
2 Bedroom	46	\$49,500	\$52,745	\$27,000 - \$105,000
3 Bedroom	94	\$59,900	\$65,376	\$32,500 - \$169,000
4 Bedroom	19	\$69,000	\$74,889	\$50,000 - \$150,000
Original Sale				
1 Bedroom	0	-	-	-
2 Bedroom	22	\$50,990	\$49,998	\$41,500 - \$60,175
3 Bedroom	93	\$63,640	\$66,964	\$28,000 - \$153,300
4 Bedroom	43	\$70,790	\$76,215	\$49,700 - \$150,000

Source: California Market Data Cooperative, 1984

Note: Figures are for sales reported in 1983.

TABLE 32B-24

RENTAL RATES - 1984

RSA 32B - VICTORVILLE

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
Attached Units				
1 Bedroom	7	\$285	\$284	\$200 - \$375
2 Bedroom	24	\$375	\$376	\$325 - \$450
3 Bedroom	5	\$450	\$444	\$380 - \$475
4+ Bedroom	0	-	-	-
Detached Units				
1 Bedroom	6	\$325	\$336	\$290 - \$375
2 Bedroom	12	\$450	\$456	\$250 - \$650
3 Bedroom	25	\$525	\$504	\$375 - \$600
4 Bedroom	8	\$575	\$575	\$425 - \$850

Source: California Market Data Cooperative, 1984

5. Summary of Housing Need

The previous sections have discussed the components of housing need in the Victorville region. The housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the Victorville region are summarized in Table 32B-25.

The normal operations of the housing market can be expected to produce enough units to accommodate growth. However, most of these units will not be affordable to very low and low income households. A need exists to produce affordable housing for existing lower income households who are paying more than they can afford. A large proportion of these households in the Victorville region appear to be military personnel and retired households. In addition, an increasing number of senior citizens need assistance maintaining their existing housing or the provision of housing designed to meet their specific needs. Since 44% of female-headed households with children have incomes below the poverty level, they too are in need of more affordable housing.

TABLE 32B-25

SUMMARY OF HOUSING NEED - 1984 - 1990

RSA 32B - VICTORVILLE

NEED	INCOME GROUP				
	TOTAL	VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	5,232	2,488	1,227	834	683
Renters	2,645	1,557	671	272	125
Overcrowded	1,240	n/a	n/a	n/a	n/a
Substandard	1,189	n/a	n/a	n/a	n/a
Repair	948	n/a	n/a	n/a	n/a
Replace	241	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	10,769	1,771	2,459	2,207	4,331
County Projection	18,968	3,120	4,332	3,887	7,629

Source: 1980 U.S. Census

1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

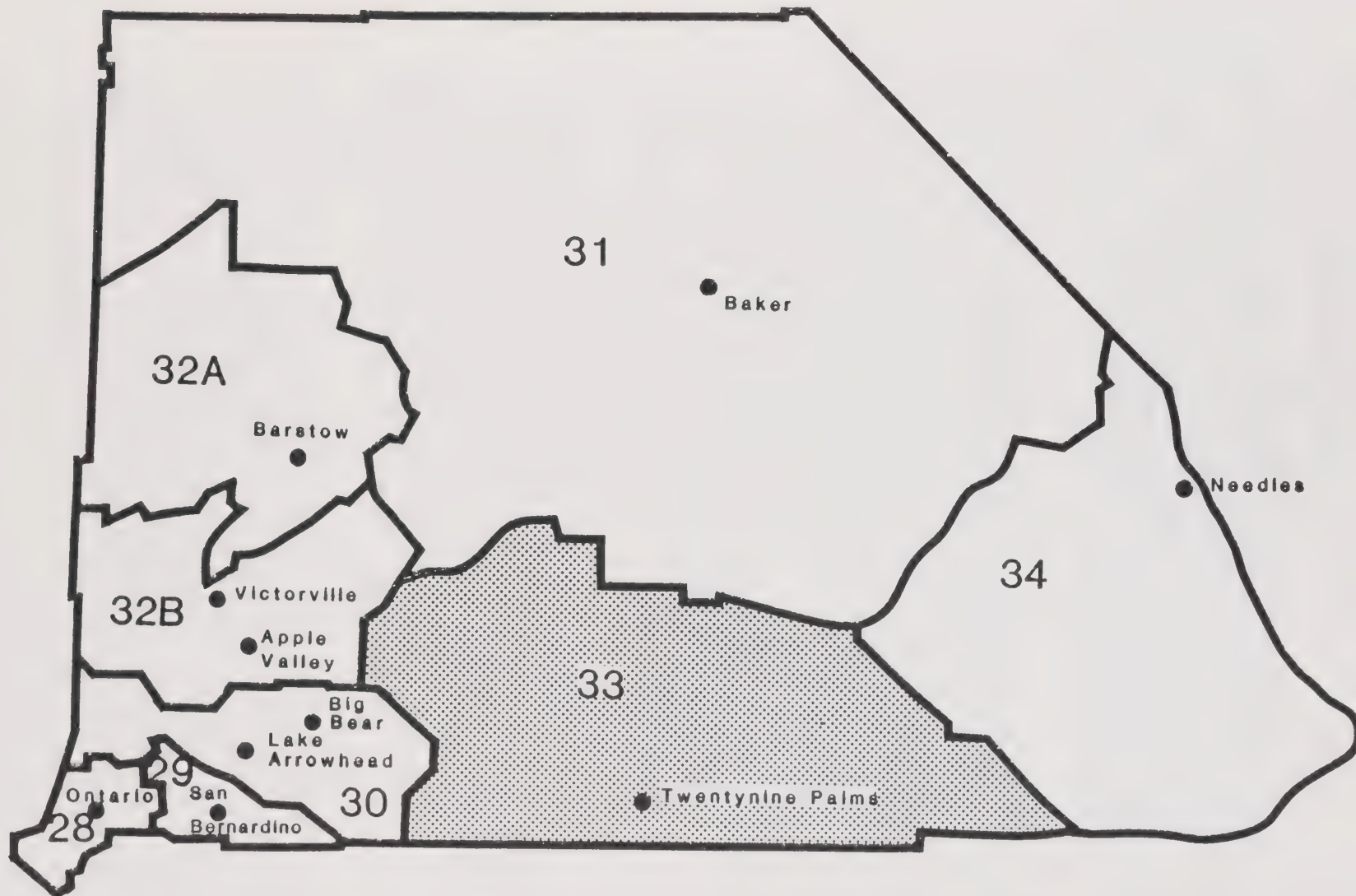


Figure 33-1

Twenty-nine Palms RSA

H. RSA 33 - TWENTYNINE PALMS

Regional Statistical Area (RSA) 33 is located in the low desert on the southern edge of San Bernardino County adjacent to Riverside County. Joshua Tree National Monument and the Twentynine Palms Marine Corps Air Ground Combat Center are included in this RSA. See Figure 33-1 for a location map. The region also includes the large retirement communities of Yucca Valley and Morongo Valley. As a result, the area has widely divergent population characteristics from community to community and a wide variation in housing needs.

1. Population Characteristics. The age distribution of the population has shifted only slightly between 1970 and 1980. Table 33-2 indicates that the preschool, college, and working age groups have increased (by 0.9, 0.5 and 3.3, respectively), while the other age groups have decreased. Consequently, the median age has decreased from 40.9 to 38.4. This change in the age distribution is also a reflection of the expansion at the military base. Nonetheless, the median age for the region is the highest of the eight regional statistical areas within the County. In the Twentynine Palms region, Census Tracts 104.03 (Joshua Tree) and 104.04 (Yucca Valley) have even higher medians - 53.4 years and 49.3 years, respectively (see Table 33-3). Both areas are predominantly retirement communities. In contrast, the median age for the Census tract encompassing the Marine Corps Combat Center (104.02) is 20.4 years.

The region's racial and ethnic composition also changed between 1970 and 1980. The percentage of minority populations has increased (excepting those reporting themselves as Hispanics) and the percent of white population has decreased. Race and ethnic distributions are shown in Table 33-4. Minority households (households reporting any race except white) have increased by 4.3 percent. Table 33-5 shows that this shift is also a result of growth at the Marine Combat Center.

Officials at the Twentynine Palms Marine Base indicate that they plan to continue adding personnel over the next five years. Currently, 8,500 people are stationed at the base. By 1986-87, the number of personnel will increase to 9,600, and growth is expected to continue beyond that. Continued growth of the Marine Corps Combat Center will result in a shift in the racial and ethnic characteristics of the population and a lowering of the median age for the region, although the age and race polarity among communities is likely to continue.

TABLE 33-1

POPULATION GROWTH

RSA 33 - TWENTYNINE PALMS

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL	GROUP QUARTERS
1970	0	24,103	24,103	2,711
1980	0	40,475	40,475	4,587
Percent Change	N/A	+ 67.9%	67.9%	+69.2%
1983*	N/A	40,778	40,778	N/A
Percent Change	-	+ 0.007%	0.007%	-
1990**	-	56,000	56,000	N/A
Percent Change		+37.3%	37.3%	-

Source: 1970 and 1980 U.S. Census

*California Department of Finance, 1984

**SCAG 82 Growth Forecast Policy

TABLE 33-2
AGE CHARACTERISTICS OF THE POPULATION
1970 - 1980
RSA 33 - TWENTYNINE PALMS

AGE RANGE	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)	0	0	1,412 5.9	2,750 6.8	1,412 5.9	2,750 6.8
5 - 18 (School)	0	0	4,783 19.8	7,242 17.9	4,783 19.8	7,242 17.9
19 - 24 (College)	0	0	3,958 16.4	6,853 16.9	3,958 16.4	6,853 16.9
25 - 54 (Working)	0	0	5,909 24.5	11,267 27.8	5,909 24.5	11,267 27.8
55 - 59 (Early Retirement)	0	0	1,380 5.7	2,140 5.3	1,380 5.7	2,140 5.3
60 - 64 (Retirement)	0	0	1,800 7.5	2,489 6.1	1,800 7.5	2,489 6.1
65+ (Senior Citizens)	0	0	4,861 20.2	7,734 19.1	4,861 20.2	7,734 19.1
TOTAL			24,103 100.0	40,475 100.0	24,103 100.0	40,475 100.0
Median Age*	N/A	N/A	40.86	38.4	40.86	38.4

Source: 1970 and 1980 U.S. Census

* Mathematical estimate of median age based on Census data.

TABLE 33-3
AGE CHARACTERISTICS BY CENSUS TRACT

1980

RSA 33 - TWENTYNINE PALMS

AGE GROUP	CENSUS TRACT				RSA TOTAL
	104.01	104.02	104.03	104.04	
0 - 4 (Preschool)	899	718	226	907	2,750
5 - 18 (School)	2,177	1,839	571	2,655	7,242
19 - 24 (College)	1,805	3,737	254	1,057	6,853
25 - 54 (Working)	3,492	1,665	1,059	5,051	11,267
55 - 59 (Early Retirement)	586	3	326	1,225	2,140
60 - 64 (Retirement)	628	2	414	1,445	2,489
65+ (Senior Citizens)	1,609	7	1,233	4,885	7,734
TOTAL	11,196	7,971	4,083	17,225	40,475
Median Age *	29.1	20.4	53.4	49.3	38.4

Source: 1980 U.S. Census

*Mathematical estimate of median age based on Census data.

TABLE 33-4
RACE AND ETHNICITY
1970 - 1980
RSA 33 - TWENTYNINE PALMS

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
American Indian	0	0	105	534	105	534
%			0.4	1.3	0.4	1.3
Asian	0	0	N/A	537	N/A	537
%				1.3		1.3
Black	0	0	527	1,828	527	1,828
%			2.2	4.5	2.2	4.5
White	0	0	23,097	36,266	23,097	36,266
%			95.8	89.6	95.8	89.6
Other (Spanish & Non-Spanish)	0	0	374	1,310	374	1,310
%			1.6	3.2	1.6	3.2
TOTAL	0	0	24,103	40,475	24,103	40,475
			100.0	100.0	100.0	100.0
Hispanic	0	0	1,700	2,421	1,700	2,421
			7.1	6.0	7.1	6.0

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups, as well as shown separately because of the methods used by the Census to collect the data.

TABLE 33-5

RACE AND ETHNICITY BY CENSUS TRACT - 1980

RSA 33 - TWENTYNINE PALMS

RACE/ETHNICITY	INCORPORATED AREAS	UNINCORPORATED AREAS-PERCENT				RSA TOTAL	
		104.01	104.02	104.03	104.04	NUMBER	PERCENT
American Indian	0	1.7 %	3.1 %	0.4 %	0.5 %	534	1.3 %
Asian	0	1.6	1.5	2.0	0.9	537	1.3%
Black	0	3.9	16.4	0.2	0.4	1,828	4.5
White	0	88.6	72.0	95.7	97.0	36,266	89.6
Other (Spanish & Non-Spanish)	0	4.3	7.1	1.7	1.2	1,310	3.2
TOTAL	0	11,196	7,971	4,083	17,225	40,475	100.0
Hispanic	0	7.3	10.6	4.8	3.3	2,421	6.0

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups, as well as shown separately because of the method used by the Census to collect the data.

2. Household Characteristics. Although understanding the characteristics of the population is important in determining housing need, the most important unit for planning analysis is the household. The U.S. Bureau of the Census considers all people living in one dwelling unit as a household. Roommates in an apartment as well as a family owning and living in a single-family house are considered households.

Table 33-6 depicts household characteristics in 1970 and 1980 for the region. Families as a percent of total households have decreased but the percentage of one-person households has remained about the same. Coinciding with a decrease in families is a decrease in average household size. These characteristics are not evenly distributed throughout the region. Household characteristics by census tract (Table 33-7) shows the greatest number of single-person households in Census Tracts 104.01 and 104.04. The census tracts where the Marine Corps Combat Center is located have a higher number of family households and a higher average household size. The Morongo and Yucca Valley tracts have a higher percentage of elderly, single person and female-headed households than the tracts containing the Marine base (see Table 33-9).

Table 33-8 indicates the number of households with special housing needs in 1970 and 1980. Households with a handicapped member comprise 18.9% of total households. Because the definition of handicapped includes any work or housework disability, it is estimated that only 20 to 30 percent of these households (about 569) would need modified housing. As might be expected, a higher percentage of households with disabled members exists in the communities with concentrations of elderly households.

The number and percent of overcrowded housing units decreased from 1970 to 1980, as has the percent of large families with 5 or more members.

Income is perhaps the most important household characteristic since it determines whether adequate housing can be obtained. The 1980 regional median income for RSA 33 is \$11,314, which is more than \$6,000 below that of San Bernardino County. This relatively low median income can be explained by the large number of retired persons and military personnel in the area; both groups typically have a lower income than the rest of the population. Table 33-10 shows the household income breakdown for 1970 and 1980. Over 35% of the households in 1980 were in the very low income category. The distribution has changed little in the last decade, except that moderate income households decreased by 3.5% of the

total households in 1980, and 1,711 or 11.3% have incomes below the federally defined poverty levels. This is lower than the percentage of households that were below the poverty level in 1970.

Although female-headed households represent only 6.5% of the total households, they represent 19.6% of households below the poverty level. Likewise, minority group members make up a significant percentage of the poor. Hispanics represent only 6.0% of the regional population but 88.6% of the people living below the poverty level.

The Federal Department of Housing and Urban Development (HUD) has established a standard that a household should not pay more than 30% of its gross monthly income for housing. Most state and local programs adhere to this standard as well. Overpayment by owners is usually not considered to be as serious as overpayment by renters since owners gain equity in their property. Table 33-14 shows the relationship of housing expenditures to income for households in different income categories. Of the 4,038 very low income households, 62.8% are spending more than 25% of their gross monthly incomes on housing. Of the low income households, 39.9% are spending more than they can afford for housing, as are 25.7% of households in the moderate income category. In all but the very low income categories, owners outnumber renters in paying more than they can afford.

A large portion of households who pay more than they can afford for housing are Marine Corps personnel and their families. The base provides housing for higher ranking officers and married personnel and barracks for recruits and bachelor personnel. The Junior enlisted personnel must rely on the local community. Generally, they can afford only \$200 to \$250 per month in rent, which is lower than current market price. This situation is not expected to change in the near future.

TABLE 33-6
HOUSEHOLD CHARACTERISTICS - 1970 - 1980
RSA 33 - TWENTYNINE PALMS

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	#	%	#	%	#	%	#	%	#	%	#	%
Total Households	0		0		8,773	100.0	15,014	100.0	8,773	100.0	15,014	100.0
Total Families	0		0		6,512	74.2	10,776	71.8	6,512	74.2	10,776	71.8
One-Person	0		0		2,121	24.2	3,605	24.0	2,121	24.2	3,605	24.0
Average Size	0		0		2.44	-	2.39	-	2.44	-	2.39*	-

Source: 1970 and 1980 U.S. Census

*Mathematical estimate of average household size based on census data.

TABLE 33-7

HOUSEHOLD CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 33 - TWENTYNINE PALMS

CHARACTERISTICS	INCORPORATED AREAS		UNINCORPORATED AREAS								RSA TOTALS
	1970	1980	104.01		104.02		104.03		104.04		
			%		%		%		%		
Total Households	0	0	4,596	-	987	-	1,828	-	7,603	-	15,014
Total Families	0	0	3,198	69.6	976	98.9	1,222	66.8	5,380	70.8	10,776
One Person	0	0	1,144	24.9	11	1.1	522	28.6	1,928	25.3	3,605
Average Size	0	0	2.44		3.63		2.20		2.25		-

Source: 1970 and 1980 U.S. Census

*Mathematical estimate of average household size based on census data.

TABLE 33-8

HOUSEHOLDS WITH SPECIAL NEEDS

1970 - 1980

RSA 33 - TWENTYNINE PALMS

HOUSEHOLD TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970		1980		1970		1980	
	%	%	#	%	#	%	#	%	#	%
Families	0	0	6,512	74.2	10,790	71.7	6,512	74.2	10,790	71.7
Elderly (65+)	0	0	N/A		4,871	32.4	N/A		4,871	32.4
Handicapped	0	0	N/A		2,844	18.9	N/A		2,844	18.9
Large Families (5 or more members)	0	0	889	10.1	1,126	7.5	889	10.1	1,126	7.5
Overcrowded (1.01 or more persons per room)	0	0	830	9.5	722	4.8	830	9.5	722	4.8
Minority	0	0	197	2.2	985	6.5	197	2.2	985	6.5
Single-Person	0	0	2,121	24.2	3,605	23.9	2,121	24.2	3,605	23.9
Female Head	0	0	N/A		985	6.5	N/A		985	6.5
TOTAL HOUSEHOLDS	0	0	8,773	100.0	15,014	100.0	8,773	100.0	15,014	100.0

Source: 1980 U.S. Census

California Dept. of Rehabilitation

Notes: The definition of a handicapped household includes all those with at least one member having a work or housework disability; some of these disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included.

TABLE 33-9

HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980

RSA 33 - TWENTYNINE PALMS

HOUSEHOLD TYPE	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACT				RSA TOTAL	
		104.01	104.02	104.03	104.04	NUMBER	PERCENT
		#	#	#	#	#	%
Families	0	3,208	997	1,205	5,380	10,790	71.7
	%	69.9	98.1	66.2	70.5		
Elderly (65+)	0	1,038	0	805	3,028	4,871	32.4
	%	22.6		44.2	39.7		
Handicapped	0	471	234	447	1,692	2,844	18.9
	%	10.3	23.0	24.6	22.2		
Large Families (5 or more members)	0	359	237	83	447	1,126	7.5
	%	7.8	23.3	4.6	5.8		
Overcrowded (1.01 or more persons per room)	0	291	37	95	299	722	4.8
	%	6.3	3.6	5.2	3.9		
Minority	0	487	199	51	248	985	6.5
	%	10.6	19.6	2.8	3.2		
Single-Person	0	1,144	11	522	1,928	3,605	24.0
	%	25.0	1.1	28.7	25.3		
Female Head	0	339	3	134	509	985	6.5
	%	7.4	.3	7.4	6.7		
TOTAL HOUSEHOLDS	0	4,590	1,016	1,819	7,629	15,014	100.0
		100.0	100.0	100.0	100.0		

Source: 1980 U.S. Census

California Dept. of Rehabilitation

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included.

TABLE 33-10
FAMILY/HOUSEHOLD INCOME 1970 - 1980
RSA 33 - TWENTYNINE PALMS

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
San Bernardino County Median	N/A		0		\$9,439		\$17,463		\$9,439		\$17,463	
RSA 33 Median	N/A		0		6,524		11,314		6,524		11,314	
Families/Households	#	%	#	%	#	%	#	%	#	%	#	%
Very Low Income	0	-	0	-	2,398	36.8	5,410	35.9	2,398	36.8	5,410	35.9
Low Income	0	-	0	-	1,433	22.0	3,661	24.3	1,433	22.0	3,661	24.3
Moderate Income	0	-	0	-	1,390	21.3	2,686	17.8	1,390	21.3	2,686	17.8
Upper Income	0	-	0	-	1,291	19.8	3,297	21.9	1,291	19.8	3,297	21.9
Total Families/Households	0	-	0	-	6,512	100.0	15,054	100.0	6,512	100.0	15,054	100.0
Families/Households below Poverty	0		0		986		1,711		986		1,711	

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA 33 median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732 in 1980); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 33-11

HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 33 - TWENTYNINE PALMS

RACE/ETHNICITY	INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL PERCENT
		104.01	104.02	104.03	104.04	
HOUSEHOLDS :						
Percent Below Poverty	0	11.6	5.4	12.0	11.9	11.4
Percent Very Low	0	37.3	21.0	41.0	35.9	35.9
Percent Low	0	22.5	45.9	23.6	22.7	24.3
Percent Moderate	0	18.3	20.5	16.1	17.6	17.8
Percent Upper	0	21.9	12.7	19.4	23.7	21.9
MEDIAN	N/A	\$11,344	\$11,524	\$10,520	\$11,458	\$11,314

Source: 1980 U.S. Census

Note: Poverty level thresholds are shown on Table 10 of the Countywide section. Very low income is defined as earning less than 50 percent of the County median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

TABLE 33-1 2

POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 33 - TWENTYNINE PALMS

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	0	0	122*	1.8	122	1.8
Asian	0	0	106*	1.6	106	1.6
Black	0	0	255*	3.8	255	3.8
Hispanic	0	0	5,345	80.6	5,345	80.6
White	0	0	798	12.0	798	12.0
TOTAL	0	0	6,626	100.0	6,626	100.0

Source: 1980 U.S. Census

Note: Hispanic households are also included in several racial categories, as well as shown separately because of the methods used by the Census to collect the data.

Poverty levels are defined in Table 10 of the Countywide section.

* Some information for these races was suppressed by the Census Bureau for confidentiality reasons. Figures are estimates base on available information.

TABLE 33-13

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 33 - TWENTYNINE PALMS

HOUSEHOLD TYPES	INCORPORATED AREAS			UNINCORPORATED AREAS			RSA TOTAL		
	Below	Poverty Level %	Above %	Below	Poverty Level %	Above %	Below	Poverty Level %	Above %
Elderly (65+)	0		0	363	2.4	4,508	363	2.4	4,508
Families									
With Children	0		0	246	6.2	3,711	246	6.2	3,711
Without Children	0		0	106	1.7	6,074	106	1.7	6,074
Female Head									
With Children	0		0	335	48.8	352	335	48.8	352
Without Children	0		0	13	4.4	283	13	4.4	283
Total Households in Poverty	0		0	1,711	11.4	13,343	1,711	11.4	13,343
Total Households				15,054		100.0	15,054		100.0

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table 10 of the Countywide section.

TABLE 33-14

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980

RSA 33 - TWENTYNINE PALMS

HOUSEHOLD/INCOME/COST	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	RENTER	OWNER	RENTER	OWNER		RENTER	OWNER			
	%	%	%	% %		%	% %			
<u>Very Low Income</u> (Less than \$8,732)										
Spent less than 25.0%	0	0	119	6.1	1,383	49.9	119	6.1	1,383	50.7
Spent 25.0-34.0%	0	0	127	6.5	368	13.9	127	6.5	368	13.5
Spent 35.0% or more	0	0	1,168	60.2	873	30.9	1,168	60.2	873	32.0
<u>Low Income</u> (\$8,732-\$13,970)										
Spent less than 25.0%	0	0	447	39.0	1,238	78.3	447	39.0	1,238	70.2
Spent 25.0-34.0%	0	0	325	28.3	209	10.7	325	28.3	209	11.8
Spent 35.0% or more			263	23.0	317	11.0	263	23.0	317	20.0
<u>Moderate Income</u> (\$13,970-\$20,956)										
Spent less than 25.0%	0	0	507	67.3	1,239	81.6	507	67.3	1,239	74.7
Spent 25.0-34.0%	0	0	138	18.3	281	13.3	138	18.3	281	16.9
Spent 35.0% or more	0	0	48	6.4	138	5.1	48	6.4	138	8.3
<u>Upper Income</u> (\$20,956 or more)										
Spent less than 25.0%	0	0	452	85.9	2,094	92.0	452	85.9	2,094	90.8
Spent 25.0-34.0%	0	0	40	7.6	165	6.3	40	7.6	165	7.2
Spent 35.0% or more	0	0	0	-	48	1.7	0	-	48	2.0

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. The total labor force for the region in 1980 was 17,459, which represents 53.1% of the population age 16 and older (Table 33-15). Almost 40% of the employed labor force are military personnel. The unemployment rate for the civilian labor force is 10.3%. Most of the work force (83.2%) travels less than 30 minutes from home to place of work (Table 33-19), which would indicate that they are probably employed within the RSA.

Industries with the most employment are the armed forces, wholesale and retail trade, and the service industries.

Again, there is a polarization in the region between the retirement areas of Yucca Valley, Morongo Valley, and Joshua Tree and the community of Twentynine Palms. Table 33-15 indicates the wide variation. Only 10.4% of the work age population in Twentynine Palms (Census Tract 104.02) is not in the labor force, but in Joshua Tree it is 65%, and in Yucca Valley, 60%. Since both types of communities are expected to continue growth over the next five years, this wide variation in labor force status will remain.

TABLE 33-1 5

LABOR FORCE CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 33 - TWENTYNINE PALMS

CHARACTERISTICS	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACT								RSA TOTAL	
		104.01		104.02		104.03		104.04		NUMBER	PERCENT
		#	%	#	%	#	%	#	%		
Population, Age 16 and older	0	8,755		6,474		3,342		14,279		32,850	100
Not In Labor Force	0	3,999	45.7	672	10.4	2,179	65.2	8,541	59.8	15,391	46.9
Labor Force(Military and Civilian)	0	4,756	54.3*	5,802	89.6*	1,163	34.8*	5,738	40.2*	17,459	53.1*
Employed	0	4,361	91.7	5,738	98.9	1,011	86.9	5,229	91.1	16,339	93.6**
Unemployed	0	395	8.3**	64	.9**	152	13.1**	509	8.9**	1,120	6.4**

Source: 1980 U.S. Census

* Percent total population age 16 and older.

** Percent total labor force.

TABLE 33-16

EMPLOYMENT BY INDUSTRY - 1970 - 1980

RSA 33 - TWENTYNINE PALMS

INDUSTRY	INCORPORATED AREAS		UNINCORPORATED AREAS				RSA TOTAL			
	1970	1980	1970		1980		1970		1980	
				%		%		%		%
Armed Forces	0	0	4,248	48.4	6,114	38.5	4,248	48.4	6,587	38.5
Agriculture, Mining and Construction	0	0	366	4.2	1,470	9.3	366	4.2	2,202	9.3
Manufacturing	0	0	260	3.0	458	2.9	260	3.0	691	2.9
Transportation, Utilities and Communication	0	0	530	6.0	895	5.6	530	6.0	1,328	5.6
Trade	0	0	1,133	12.9	2,552	16.1	1,133	12.9	4,251	16.1
Finance, Insurance, and Real Estate	0	0	203	2.3	752	4.7	203	2.3	1,225	4.7
Services	0	0	1,476	16.8	2,874	18.1	1,476	16.8	4,648	18.1
Public Adminis- tration	0	0	551	6.3	751	4.7	551	6.3	1,201	4.7
TOTAL	0	0	8,767	100.0	15,866	100.0	8,767	100.0	22,133	100.0

Source: 1970 and 1980 U.S. Census

TABLE 33-17

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 33 - TWENTYNINE PALMS

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Managerial and Professional	0		1,792	18.4	1,792	18.4
Technical, Sales, and Administrative Support	0		2,954	30.3	2,954	30.3
Services	0		1,625	16.7	1,625	16.7
Farming, Forestry and Fishing	0		275	2.8	275	2.8
Precision Production, Craft, and Repair	0		1,890	19.4	1,890	19.4
Operators, Fabricators, and Laborers	0		1,206	12.4	1,206	12.4
TOTAL			9,742	100.0	9,742	100.0

Source: 1980 U.S. Census

TABLE 33-18

COMMUTING PATTERNS - 1980

RSA 33 - TWENTYNINE PALMS

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Resident Place	0	N/A	N/A	N/A	N/A	N/A
Outside Resident Place	0	N/A	N/A	N/A	N/A	N/A
San Bernardino County	0	N/A	10,463	64.9	10,463	64.9
Outside San Bernardino County	0	N/A	1,706	10.6	1,706	10.6
Not Reported	0	N/A	3,947	24.5	3,947	24.5
TOTAL WORKERS	0	N/A	16,116	100.0	16,116	100.0

Source: 1980 U.S. Census

TABLE 33-19

TRAVEL TIME TO WORK - 1980

RSA 33 - TWENTYNINE PALMS

TRAVEL TIME	INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL	
		104.01	104.02	104.03	104.04		
Less than 5 minutes*	0	229	1,240	21	436	1,926	12.2
5 - 9 minutes	0	463	1,782	142	958	3,345	21.2
10 - 14 minutes	0	1,308	1,400	100	625	3,433	21.8
15 - 19 minutes	0	914	469	228	571	2,182	13.8
20 - 29 minutes	0	1,038	413	216	567	2,234	14.2
30 - 44 minutes	0	159	190	92	880	1,321	8.4
45 - 59 minutes	0	87	-	8	489	584	3.7
60 or more	0	184	74	64	411	733	4.7
TOTAL	0	4,382	5,568	871	4,937	15,758	100.0

Source: 1980 U.S. Census

* Does not include people who conduct business in their place of residence.

4. Housing Stock. The difference between the type and cost of housing required by the region's present and expected population and the type of housing available to them defines housing need in the area. Table 33-20 shows the distribution of housing types in 1970 and 1980. The number and percent of mobile homes has increased by over 200%. Duplexes and multi-family housing with five or more units have increased as well, both in number and percent. This increase in multi-family units is in part a reflection of the increasing elderly population who buy or rent smaller dwellings that are easier to maintain. The increases in multi-family housing and mobile homes is also a reflection of the rising costs of single family dwellings.

As Table 33-22 indicates, the vacancy rate is 4.2%, excluding seasonal homes and other vacancies. (Other vacancies include units being held off the market as well as dilapidated units. This is not a high vacancy rate compared to other RSA's in the county, which range from 3.3% to 7.4%. The highest number of vacancies is in Census Tract 104.04 - Yucca Valley and Morongo Valley.

A sample survey of sales prices in 1984 (Table 33-25) shows that single family units sold for between \$25,000 and \$90,000 with a median of \$60,000. The lower priced units would be affordable to households earning the 1984 median income for the RSA (\$11,314). Larger units, however, would not be affordable to this income group. The median income household could afford rents up to \$353.00 per month. Analysis indicates that housing in this region is still available at reasonable prices in this area.

TABLE 33-20

CHANGES IN HOUSING TYPE

1970 - 1980

RSA 33 - TWENTYNINE PALMS

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Single-Family Detached	0	0	0	0	16,578	93.3	16,365	77.8	16,578	93.3	16,365	77.8
Single-Family Attached	0	0	0	0	N/A		873	4.2	N/A		873	4.2
Duplex	0	0	0	0	323	1.8	788	3.7	323	1.8	788	3.7
3 to 4 Units	0	0	0	0	332	1.9	339	1.6	332	1.9	339	1.6
5 or More	0	0	0	0	541	3.0	984	4.7	541	3.0	984	4.7
Mobile Homes	0	0	0	0	504	2.8	1,684	8.0	504	2.8	1,684	8.0
TOTAL	0	0	0	0	18,278	100.0	21,033	100.0	17,774	100.0	21,033	100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 Census figures are for year-round housing units, except mobile homes which include both permanent and seasonal units. 1970 figures for single-family units include single-family attached units.

TABLE 33-21

UNIT TYPE AND TENURE BY CENSUS TRACT - 1980

RSA 33 - TWENTY NINE PALMS

CHARACTERISTIC	INCORPORATED AREAS	UNINCORPORATED AREAS				RSA TOTAL
		104.01	104.02	104.03	104.04	
Single Family Detached	0	4,539	247	2,319	9,260	16,365
Owner-Occupied		2,725	87	1,304	5,034	9,150
Renter-Occupied		813	152	270	920	2,155
Vacant		1,001	8	745	3,306	5,060
Single-Family Attached	0	154	594	18	107	864
Owner-Occupied		20	467	5	37	529
Renter-Occupied		116	87	13	57	273
Vacant		18	31	0	13	62
Duplex	0	337	137	72	242	788
Owner-Occupied		78	128	9	40	255
Renter-Occupied		161	6	28	147	342
Vacant		98	3	35	55	191
3 to 4 Units	0	90	41	8	200	339
Owner-Occupied		24	41	0	54	119
Renter-Occupied		47	0	8	106	161
Vacant		19	0	0	40	59
5+ Units	0	344	18	162	460	984
Owner-Occupied		21	12	56	46	135
Renter-Occupied		253	6	59	291	609
Vacant		70	0	47	123	240
Mobile Homes	0	407	6	133	1,138	1,678
Owner-Occupied		154	0	60	749	963
Renter-Occupied		184	0	8	122	314
Vacant		69	0	65	267	401
Total	0	5,871	1,043	2,712	11,407	21,018
Owner-Occupied		3,022	735	1,434	5,960	11,151
Renter-Occupied		1,574	251	386	1,643	3,854
Vacant		1,275	42	892	3,804	6,013

Source: 1980 U.S. Census

TABLE 33-2 2

CHARACTERISTICS OF VACANT UNITS - 1980

RSA 33 - TWENTYNINE PALMS

VACANCY TYPE	CENSUS TRACTS				RSA TOTAL
	104.01	104.02	104.03	104.04	
Vacant for Sale	104	0	58	216	378
Vacant for Rent	227	35	65	185	512
Seasonal Home	652	3	667	2,860	4,182
Other	292	10	102	543	947
TOTAL	1,275	48	892	3,804	6,019

Source: 1980 U.S. Census

TABLE 33-2 3

AGE OF HOUSING STOCK

1980

RSA 33 - TWENTYNINE PALMS

YEAR BUILT	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS				RSA TOTAL	
		104.01	104.02	104.03	104.04	NUMBER	PERCENT
Before 1939	0	245	0	48	149	442	1.9
1940 - 1949	0	490	32	127	383	1,032	4.4
1950 - 1959	0	1,950	306	671	1,852	4,789	20.5
1960 - 1969	0	1,761	324	1,046	4,200	7,331	31.4
1970 - 1979	0	1,425	371	820	4,822	7,439	31.9
1980 - 1983	0	1,676	4	160	472	2,302	9.9
TOTAL		7,547	1,037	2,872	11,879	23,335	100.0

Sources: 1980 U.S. Census

TABLE 33-24

HOUSING SALES PRICES - 1984*

RSA 33 - TWENTYNINE PALMS

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family</u> <u>Detached</u>				
Resale				
1 Bedroom	6	\$34,000	\$33,500	\$25,000 - \$37,000
2 Bedroom	18	\$41,000	\$40,114	\$23,500 - \$56,000
3 Bedroom	37	\$54,000	\$55,510	\$37,500 - \$85,000
4+ Bedroom	13	\$66,000	\$64,677	\$42,000 - \$90,000
Original Sale				
1 Bedroom	1	-	-	\$47,000 -
2 Bedroom	42	\$43,000	\$44,248	\$25,000 - \$62,000
3 Bedroom	43	\$64,500	\$66,482	\$41,000 - \$115,000
4 Bedroom	4	-	-	\$42,000 - \$84,400

Source: California Market Data Cooperative, 1984

Note: *Sales reported for 1983.

TABLE 33-25

RENTAL RATES - 1984

RSA 33 - TWENTYNINE PALMS

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
Attached Units				
1 Bedroom	5	\$200	\$215	\$165 - \$300
2 Bedroom	20	\$335	\$328	\$200 - \$450
3 Bedroom	3	-	-	\$350 - \$550
4+ Bedroom	0	-	-	-
Detached Units				
1 Bedroom	3	-	-	\$250 - \$350
2 Bedroom	16	\$375	\$413	\$300 - \$580
3 Bedroom	13	\$475	\$480	\$400 - \$600
4 Bedroom	0	-	-	-

Source: California Market Data Cooperative, 1984

5. Summary of Housing Need

The previous sections have discussed the components of housing need in the Twentynine Palms region. Housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of Twentynine Palms are summarized in Table 33-26.

Normal operation of the housing market can be expected to produce enough units to accommodate growth. Most of these units will not be affordable to very low and low income households, however. Many of the households moving to the region over the next five years are expected to be associated with the planned growth at the Marine Corps Combat Center. They are likely to be lower income enlisted personnel and their families who will need affordable housing. A need exists to produce affordable housing for existing lower income households who pay more than they can afford. A large proportion of these households in RSA 33 are enlisted military personnel and retired people. In addition to low cost housing, the retired also need assistance in maintaining their housing or the provision of housing designed to meet their specific needs. Minority households, especially Hispanics, are also in need of low-cost housing.

TABLE 33-26

SUMMARY OF HOUSING NEED - 1984 - 1990

RSA 33 - TWENTYNINE PALMS

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	3,034	1,792	720	370	152
Renters	1,935	1,340	428	129	38
Overcrowded	746	n/a	n/a	n/a	n/a
Substandard	991	n/a	n/a	n/a	n/a
Repair	790	n/a	n/a	n/a	n/a
Replace	201	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	19,610	3,226	4,479	4,018	7,887
County Projection	6,519	1,072	1,489	1,336	2,622

Source: 1980 U.S. Census
1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

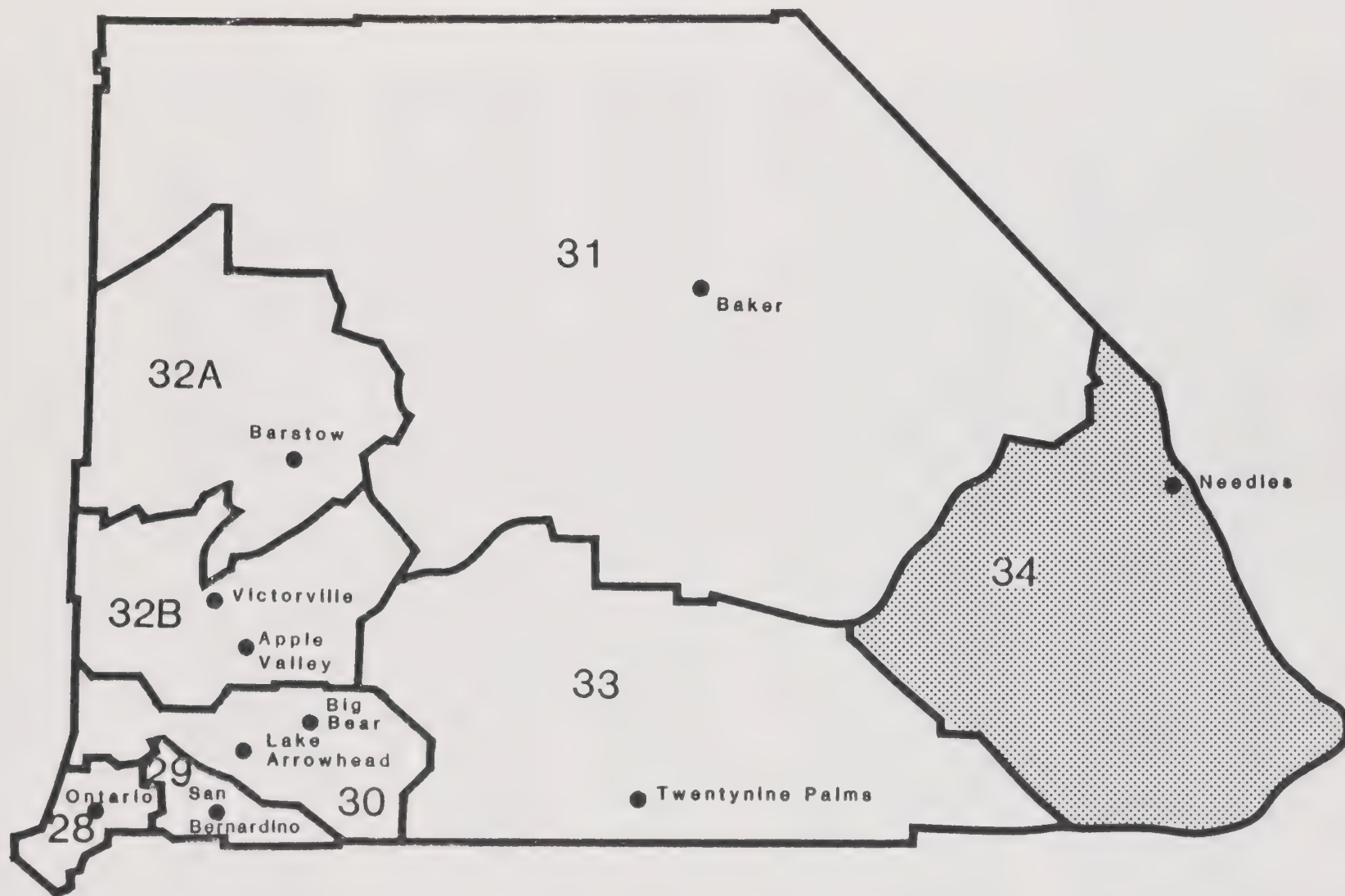


Figure 34-1
Needles RSA

I. RSA 34 - NEEDLES

The Needles region is located at the eastern edge of San Bernardino County. Figure 34-1 shows the Regional Statistical Area (RSA). Over sixty percent of the population of the region lives in the City of Needles, and the remainder live primarily along the Colorado River. The developed area is remote from the major population centers of the County, and as a result has not been so influenced by growth and development trends in these other areas. Residents often travel to Indio and Blythe in Riverside County for goods and services.

1. Population Characteristics. The population of RSA 34 increased 16.9% between 1970 and 1983. (See Table 34-1). Most of the population of the region is located in the City of Needles, although much of the growth was in unincorporated areas along the river. This pattern is expected to continue with future growth and development. The SCAG 82 Growth Forecast projects a population increase of 1,300 for the region by 1990. However, if the level of past development activity continues, the increase could be as high as 5,000 people.

Growth in the region was accompanied by a change in the age distribution for the region. (See Table 34-2). The percentage of the population that is school and pre-school age decreased while an increase in the percentage of retirement age or senior citizens occurred. The bulk of the population continues to be working age adults, however.

Table 34-3 depicts the racial and ethnic composition of the population in 1970 and 1980. Although there appears to be a decrease in the percentage white and an increase in minorities, most of the shift is because of a change in the way that the Census asked the questions. The numbers indicate that the population continues to be largely white, with persons of Hispanic origin the largest minority.

Within the region, there appears to be a minor concentration of minorities. The City of Needles has a higher proportion Hispanic population than the region as a whole (18% as opposed to 13%). Census Tract 106 of the unincorporated area has three times the percentage of American Indians than that of the region as a whole. The absolute number is lower than that for the City, however.

TABLE 34-1
POPULATION GROWTH
RSA 34 - NEEDLES

YEAR	INCORPORATED AREAS	UNINCORPORATED AREAS	RSA TOTAL	GROUP QUARTERS
1970	4,051	1,821	5,872	23
1980	4,120	2,559	6,679	10
Percent Change	1.7%	40.5%	13.7%	- 56.5%
1983 *	4,302	2,563	6,865	N/A
Percent Change	4.4%	0.2%	2.8%	-
1990* **	4,564	3,336	7,900	N/A
Percent Change	6.1%	30.2%	15.1%	-

Sources: 1970 and 1980 U.S. Census
 *Calif. Dept. of Finance, 1984
 * **SCAG 82 Growth Forecast Policy

NOTE: Census Tracts are shown on Figure 2.

TABLE 34-2

AGE CHARACTERISTICS OF THE POPULATION

RSA 34 - NEEDLES

AGE RANGE		INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
		1970	1980	1970	1980	1970	1980
0 - 4 (Preschool)		338	360	103	97	441	457
	%	8.3	8.7	5.7	3.8	7.5	6.8
5 - 18 (School)		1,223	945	397	433	1,620	1,378
	%	30.2	23.0	21.8	17.0	27.6	20.6
19 - 24 (College)		293	368	71	123	364	491
	%	7.2	8.9	3.9	4.8	6.2	7.4
25 - 54 (Working)		1,401	1,477	571	806	1,972	2,283
	%	34.6	35.8	31.4	31.5	33.6	34.2
55 - 59 (Early Retirement)		282	198	144	216	426	414
	%	7.0	4.8	7.9	8.4	7.3	6.2
60 - 64 (Retirement)		204	252	176	279	380	531
	%	5.0	6.1	9.7	10.9	6.5	8.0
65+ (Senior Citizens)		310	520	359	605	669	1,125
	%	7.7	12.6	19.7	23.6	11.4	16.8
Total		4,051	4,120	1,821	2,559	5,872	6,679
	%	100.0	100.0	100.0	100.0	100.0	100.0
Median Age		28.64	-	45.12	-	33.76	38.3*

Source: 1970 and 1980 U.S. Census

* Mathematical estimate of median age of entire RSA based on Census data. Separate figures for 1980 median age could not be obtained for incorporated and unincorporated areas.

TABLE 34-3

RACE AND ETHNICITY - 1970 - 1980

RSA 34 - NEEDLES

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	1970	1980	1970	1980	1970	1980
American Indian	128	251	241	133	369	384
%	3.2	6.1	13.2	5.2	6.3	5.7
Asian	N/A	61	N/A	8	N/A	69
%	N/A	1.5	N/A	0.3	N/A	1.1
Black	39	32	1	18	40	50
%	1.0	0.8	0.1	0.7	0.7	0.7
White	3,821	3,484	1,578	2,335	5,399	5,819
%	94.3	84.6	86.7	91.2	91.9	87.1
Other (Spanish & Non-Spanish)	63	292	1	65	64	357
%	1.5	7.1	0.1	2.6	1.1	5.3
TOTAL	4,051	4,120	1,821	2,559	5,872	6,679
%	100.0	100.0	100.0	100.0	100.0	100.0
Hispanic	838	742	90	157	928	899
%	20.7	18.0	4.9	6.1	15.8	13.5

Source: 1970 and 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups as well as shown separately because of the method used to collect the data. Figures for American Indian in Census Tract 107 are not available for the incorporated and unincorporated areas because of data suppression for confidentiality reasons.

TABLE 34-4

RACE AND ETHNICITY BY CENSUS TRACT - 1980

RSA 34 - NEEDLES

RACE/ETHNICITY		INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS			RSA TOTAL	
		NEEDLES	105	106	107	NUMBER	PERCENT
American Indian		251	53	80	0	384	5.7
	%	6.1	2.5	18.0			
Asian		61	3	5	0	69	1.0
	%	1.5	0.1	1.1			
Black		32	17	1	0	50	0.7
	%	0.8	0.8	0.2			
White		3,484	1,998	337	0	5,819	87.1
		84.6	94.5	75.7			
Other (Spanish & Non-Spanish)	%	292	43	22	0	357	5.3
		7.1	2.0	4.9			
TOTAL		4,120	2,114	445	0	6,679	100.0
	%	100.0	100.0	100.0			
Hispanic		742	114	43	0	899	13.5
	%	18.0	5.4	9.7			

Source: 1980 U.S. Census

Note: Persons of Hispanic origin are distributed across several racial groups, as well as shown separately because of the method used by the Census to collect the data.

2. Household Characteristics. Table 34-5 gives general household characteristics for the region in 1970 and 1980. The most notable changes are the decrease in the percentage of family households and an increase in the percentage of one-person households. The average household size has decreased as well.

Households with special needs in 1970-1980 are shown in Table 34-6. Large families (those with five or more members) have declined, as have overcrowded households (i.e., those having more than 1.01 persons per room). No change has occurred in the number of female-headed households, but the percent of such households has decreased from 9.5% to 7.3%. Minority households have increased to 9.5% of total households. The elderly constitute about 30% of the total households. If families continue to decrease and elderly households continue to increase, there will be a growing need for smaller, easier-to-maintain housing units. Within the region, Census Tract 106 shows an unusually high concentration of elderly households (50.8% of the total), although again, the absolute number is lower than that for the City of Needles.

Income is another important household characteristic since it determines whether adequate housing can be obtained. The regional median income is \$14,373, or 17% lower than the San Bernardino County median. Table 34-8 shows the household income breakdown for 1970 and 1980. The percent in the upper income category has decreased, even though the number has increased. This is because of the increase in elderly households that typically report a low income (Social Security or pensions). Table 34-10 indicates an increase in number and percent of households below poverty. (Poverty levels are defined in Table 10 of the Countywide section.) Over one-third of female-headed households have incomes below the poverty level (Table 34-9) even though they represent only 7.3% of the total households. Families with incomes below the poverty level also make up a high percentage (25 percent).

The federal Department of Housing and Urban Development (HUD) has established a standard that a household should not pay more than 30% of its gross monthly income for housing. Most state and local programs adhere to this standard as well. Overpayment by owners is usually not considered to be as serious as overpayment by renters since owners gain equity in their property. Table 34-11 indicates the relationship of housing expenditures to income for households in different income categories. Out of the 512 very low income households, 297 are spending more than 25% of their gross monthly income on housing. Of the low income households, 14% are spending more than they can afford on housing. A much

smaller percentage of moderate and upper income households exceed the Federal affordability standards for housing. Those in the upper income category are probably first-time home buyers who had to exceed the affordability criteria in order to enter the housing market.

TABLE 34-5
HOUSEHOLD CHARACTERISTICS - 1970 - 1980
RSA 34 - NEEDLES

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
		%		%		%		%		%		%
Total Households	1,316	100.0	1,575	100.0	716	100.0	1,084	100.0	2,032	100.0	2,659	100.0
Total Families	1,059	80.5	1,195	75.9	567	79.2	823	75.9	1,626	80.0	2,018	75.9
One Person	242	18.4	N/A	—	142	19.8	N/A	—	384	18.9	584	22.0
Average Size	3.06*		2.63*		2.54*		2.36*		2.88*		2.51*	

Source: 1970 and 1980 U.S. Census

* Mathematical estimate of average size of household based on Census data.

TABLE 34-6
HOUSEHOLDS WITH SPECIAL NEEDS - 1970 - 1980

RSA 34 - NEEDLES

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	#	%	#	%	#	%	#	%	#	%	#	%
Elderly (65+)	N/A	—	396	25.1	N/A	—	405	37.4	N/A	—	801	30.1
Handicapped	N/A	—	146	9.3	N/A	—	219	20.2	N/A	—	365	13.7
Large Families (5 or more Members)	273	20.7	181	11.5	83	11.6	84	7.7	356	17.5	265	10.0
Overcrowded (1.01 or more persons per room)	132	10.0	79	5.0	105	14.7	63	5.8	237	11.7	142	5.3
Minority	51	3.9	184	11.7	54	7.5	68	6.3	105	5.2	252	9.5
Female Head	167	12.7	152	9.7	26	3.6	41	3.8	193	9.5	193	7.3
TOTAL HOUSEHOLDS	1,316	100.0	1,575	100.0	716	100.0	1,084	100.0	2,032	100.0	2,659	100.0

Source: 1970 and 1980 U.S. Census
California Dept. of Rehabilitation Survey

Note: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any special need category.

TABLE 34-7

HOUSEHOLDS WITH SPECIAL NEEDS BY CENSUS TRACT - 1980

RSA 34 - NEEDLES

HOUSEHOLD TYPE		INCORPORATED AREAS NEEDLES	UNINCORPORATED CENSUS TRACTS			RSA TOTAL
			105	106	107	
Elderly (65+)	%	396 25.1	305 34.4	100 50.8	0	801 30.1
Handicapped	%	146 9.3	190 21.4	29 14.7	0	365 13.7
Large Families (5 or more members)	%	181 11.5	63 7.1	21 10.7	0	265 10.0
Overcrowded (1.01 or more persons per room)	%	N/A	N/A			142 5.3
Minority	%	184 11.7	45 5.1	23 11.7	0	252 9.5
Female Head	%	152 9.7	24 2.7	17 8.6	0	193 7.3
TOTAL HOUSEHOLDS		1,575	887	197	0	2,659

Source: 1980 U.S. Census
California Dept. of Rehabilitation Survey

Notes: The definition of a handicapped household includes all those with at least one member having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing, but many will.

Columns do not sum to total households because of overlap in some of the categories and the fact that some households are not included in any special need category.

TABLE 34-8
FAMILY/HOUSEHOLD INCOME - 1970 - 1980
RSA 34 - NEEDLES

HOUSEHOLD TYPE	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970		1980		1970		1980		1970		1980	
	%		%		%		%		%		%	
San Bernardino County Median	\$ 9,439		\$17,463		\$9,439		\$17,463		\$9,439		\$17,463	
RSA 34 Median	\$11,565		\$16,478		\$6,406		\$11,315		\$9,772		\$14,373	
Families/Households												
Very Low Income	130	12.2	415	26.3	195	34.4	375	34.6	325	20.0	790	29.7
Low Income	159	15.1	277	17.6	138	24.3	303	28.0	297	18.3	580	21.8
Moderate Income	242	22.9	212	13.5	92	16.3	189	17.4	334	20.5	401	15.1
Upper Income	528	49.8	671	42.6	142	25.0	217	20.0	670	41.2	888	33.4
Total	1,059	100.0	1,575	100.0	567	100.0	1,084	100.0	1,626	100.0	2,659	100.0
Families/House- holds below	44	4.2	147	9.3	81	14.2	137	12.6	125	7.7	284	10.7

Source: 1970 and 1980 U.S. Census. 1970 figures are family income, while 1980 figures refer to household income. The RSA median income figures are mathematical calculations based on Census data.

Note: Very low income households earn less than 50% of the regional median (or less than \$4,720 in 1970, and \$8,732 in 1980); low income households earn between 51% and 80% (\$4,720 to \$7,551 in 1970, and \$8,732 to \$13,970 in 1980); moderate income between 81% and 120% (\$7,551 to \$11,327 in 1970, and \$13,970 to \$20,956 in 1980) and upper income 120% (above \$11,327 in 1970, and above \$20,956 in 1980) of the regional median or more.

TABLE 34-9
POVERTY STATUS BY RACE/ETHNICITY - 1980

RSA 34 - NEEDLES

RACE/ETHNICITY	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty	Persons Below Poverty Level	% Total Poverty
American Indian	117	22.0	5	1.3	122	13.5
Asian	*	—	*	—	*	—
Black	*	—	*	—	*	—
White	367	69.1	295	78.7	662	73.1
Other	47	8.9	75	20.0	122	13.5
TOTAL	531	100.0	375	100.0	906	100.0
Hispanic	161	30.3	67	17.9	228	25.2

Source: 1980 U.S. Census

Note: Hispanic households are also included in several racial categories, as well as shown separately because of the methods used by the Census to collect the data.

Poverty levels are defined in Table 10 of the Countywide section

*Information for these races was suppressed by the Census for confidentiality reasons.

TABLE 34-10

POVERTY STATUS BY HOUSEHOLD TYPE - 1980

RSA 34 - NEEDLES

HOUSEHOLD TYPES	INCORPORATED AREAS					UNINCORPORATED AREAS					RSA TOTAL				
	BELOW POVERTY			ABOVE POVERTY		BELOW POVERTY			ABOVE POVERTY		BELOW POVERTY			ABOVE POVERTY	
	% of Total House-	% of Total in		% of Total House-		% of Total House-	% of Total in		% of Total House-		% of Total House-	% of Total in		% of Total House-	
	Number	holds	Poverty	Number	holds	Number	holds	Poverty	Number	holds	Number	holds	Poverty	Number	holds
Elderly (65+)	8	0.5	4.5	388	24.6	43	3.9	31.4	362	33.4	51	1.9	16.3	750	28.2
Families															
Children Under 6 Only	26	1.7	14.8	119	7.6	—	—	—	30	2.8	26	1.0	8.3	149	5.6
Children 6-17 Only	53	3.4	30.1	313	19.9	26	2.4	19.0	144	13.3	79	3.0	25.2	457	17.2
Children 0-17 Without Children	28	1.8	15.9	95	6.0	20	1.8	14.6	51	4.7	48	1.8	15.3	146	5.5
	40	2.5	22.7	521	33.1	45	4.2	32.8	507	46.8	85	3.2	27.2	1,028	38.7
Female Head															
With Children	87	5.5	49.4	47	2.9	12	1.1	8.8	7	0.6	99	3.7	31.6	54	2.0
Without Children	6	0.4	3.4	12	0.8	—	—	—	22	2.0	6	0.2	1.9	34	1.3
Total Households at Poverty Level	176					137					313				
Total Households	1,575					1,084					2,659				

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table 10 of the Countywide section.

TABLE 34-11

HOUSING EXPENDITURE AS PERCENTAGE OF INCOME - 1980

RSA 34 - NEEDLES

HOUSEHOLD/INCOME/COST	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	RENTER		OWNER		RENTER		OWNER		RENTER		OWNER	
	%		%		%		%		%		%	
<u>Very Low Income</u> (Less than \$8,732)												
Spent less than 25.0%	38	17.7	99	68.8	15	16.1	63	58.9	53	17.2	162	73.3
Spent 25.0-34.0%	52	24.2	14	9.7	4	4.3	5	4.7	56	18.2	19	8.6
Spent 35.0% or more	106	49.3	31	21.5	46	49.5	39	36.4	152	49.4	70	31.7
<u>Low Income</u> (\$8,732-\$13,970)												
Spent less than 25.0%	91	62.8	94	95.9	30	78.9	35	62.5	121	66.1	129	83.8
Spent 25.0-34.0%	43	29.7	3	3.1	0	—	14	25.8	43	23.5	17	11.0
Spent 35.0% or more	9	6.2	1	1.0	5	13.2	8	14.3	14	7.7	9	5.8
<u>Moderate Income</u> (\$13,970-\$20,956)												
Spent less than 25.0%	77	89.5	104	92.9	55	85.9	30	73.1	132	88.6	134	87.6
Spent 25.0-34.0%	8	9.3	8	7.1	4	6.3	9	22.0	12	8.1	17	11.1
Spent 35.0% or more	0	—	0	—	1	1.6	1	2.4	1	0.7	1	0.7
<u>Upper Income</u> (\$20,956 or more)												
Spent less than 25.0%	123	93.2	405	97.8	66	95.7	42	76.4	189	93.6	447	95.3
Spent 25.0-34.0%	0	—	5	1.2	0	—	7	12.7	—	—	12	2.6
Spent 35.0% or more	0	—	4	1.0	0	—	—	—	—	—	4	0.9

Source: 1980 U.S. Census, STF 3A, Tables 132 and 139.

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

3. Employment. Because of the long distance from other employment centers in the County, the economy of Needles is actually more closely related to that of adjacent areas of Arizona and Riverside County than to the rest of San Bernardino County. Because the City of Needles is the center of its region, Needles has a substantial service- and trade-related employment. However, the bulk of its working age population is not in the labor force - i.e., not employed and not looking for work. Table 34-12 gives the labor force characteristics of the population. According to the Employment Data and Research section of the California Employment Development Department, a large percentage of the population is self-employed or lives on pensions.

Tables 34-13 and 34-14 indicate that most of the labor force is working in sales and service-related businesses. Manufacturing employment increased between 1970 and 1980, and government employment (including schools and special districts) increased substantially.

Most of the workers in the region work in the area and fewer than 10% travel more than one-half hour to work. This is in marked contrast to other parts of the county. (See Tables 34-15 and 34-16.)

TABLE 34-12

LABOR FORCE CHARACTERISTICS BY CENSUS TRACT - 1980

RSA 34 - NEEDLES

CHARACTERISTIC	INCORPORATED AREAS		UNINCORPORATED CENSUS TRACTS						RSA TOTAL	
	NEEDLES		105		106		107			
Population Age 16+	3,006	100.0	1,754	100.0	377	100.0	0		5,137	100.0
Not in Labor Force	1,287	42.8	1,052	60.0	216	57.3	0		2,555	49.7
Labor Force (Armed and Civilian)	1,719	57.2*	702	40.0*	161	42.7*	0		2,582	50.3*
Employed	1,669	97.1	651	92.7	138	85.7	0		2,458	95.2
Unemployed	50	2.9**	51	7.3**	23	14.3**	0		124	4.8**

Source: 1980 U.S. Census

* Percent total population age 16 and older.

** Percent total labor force

TABLE 34-13
EMPLOYMENT BY INDUSTRY - 1970 to 1980
RSA 34 - NEEDLES

INDUSTRY	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Agriculture, Mining and Construction	113	7.0	115	6.9	68	12.2	124	15.7	181	8.3	239	9.7
Manufacturing	20	1.2	53	3.2	14	2.5	27	3.4	34	1.6	80	3.3
Transportation, Utilities and Communication	498	30.8	412	24.7	139	24.8	136	17.2	637	29.2	548	22.3
Trade	481	29.7	414	24.8	107	19.1	225	28.5	588	27.0	639	25.9
Finance, Insurance, and Real Estate	44	2.7	30	1.8	15	2.7	11	1.4	59	2.7	41	1.7
Services	397	24.5	508	30.4	172	30.7	195	24.7	569	26.1	703	28.6
Public Adminis- tration	66	4.1	137	8.2	45	8.0	71	9.1	111	5.1	208	8.5
TOTAL	1619	100.0	1669	100.0	560	100.0	789	100.0	2179	100.0	2458	100.0

Source: 1970 and 1980 U.S. Census

TABLE 34-14

OCCUPATION OF EMPLOYED PERSONS - 1980

RSA 34 - NEEDLES

OCCUPATION GROUP	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Managerial and Professional	353	21.2	87	11.0	440	17.9
Technical, Sales, and Administrative Support	370	22.2	219	27.8	589	24.0
Services	280	16.8	241	30.5	521	21.2
Farming, Forestry and Fishing	34	2.0	36	4.6	70	2.8
Precision Production, Craft, and Repair	154	9.2	112	14.2	266	10.8
Operators, Fabricators, and Laborers	478	28.6	94	11.9	572	23.3
TOTAL	1,669	100.0	789	100.0	2,458	100.0

Source: 1980 U.S. Census

TABLE 34-15
 COMMUTING PATTERNS - 1980
 RSA 34 - NEEDLES

PLACE OF WORK	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	PERSON	%	PERSON	%	PERSON	%
Resident Place	1,318	77.4	N/A	N/A	1,318	56.3
Other San Bernardino County	140	8.2	316	49.5	456	19.5
Outside San Bernardino County	83	4.9	279	43.7	362	15.5
Not Reported	161	9.5	43	6.7	204	8.7
TOTAL WORKERS	1,702	100.0	638	100.0	2,340	100.0

Source: 1980 U.S. Census, STF 3A, Table 37

TABLE 34-16

TRAVEL TIME TO WORK - 1980

RSA 30 - NEEDLES

TRAVEL TIME	INCORPORATED AREAS	UNINCORPORATED CENSUS TRACTS			RSA TOTAL	
	NEEDLES	105	106	107		
Less than 5 minutes *	344	111	0		455	19.1
5 - 9 minutes	484	174	14		672	28.2
10 - 14 minutes	513	32	20		566	23.8
15 - 19 minutes	168	101	11		280	11.7
20 - 29 minutes	70	135	35		240	10.1
30 - 44 minutes	65	31	10		106	4.4
45 - 59 minutes	8	8	0		16	0.7
60 or more	17	30	0		47	2.1
TOTAL	1,669	622	90		2,381	100.0

Source: 1980 U.S. Census, STF 3A, Tables 41 and 42

Note: *Does not include people who conduct business in their place of residence.

4. Housing Stock. In order to understand the housing needs of the residents of an area, it is important to know not only the characteristics of the population and households, but also the characteristics of the housing stock. Tables 34-17 and 34-18 show the unit types and tenure in 1970 and 1980. Although most of the housing is still single-family detached units, there was a decrease in the absolute numbers of these units between 1970 and 1980.

Mobile homes show a large increase (271%) from 1970 to 1980. The increased use of mobile homes is probably because of the increased population of retired persons who need smaller, easier-to-maintain housing and who have been priced out of the condominium and/or mobilehome markets in other areas of the County. Most of these mobile homes are located in unincorporated Census Tract 105. Most (43%) of the housing stock was built after 1970 and only 14% was built before 1939. Since much of the housing stock is recent, it can be expected to be in relatively good repair. (See Table 34-20).

The vacancy rate from Table 34-21 seems very high at 51.2%. However, when vacant for sale and for rent only are used to calculate the rate, the vacancy rate is 10.5%, which is still considered somewhat high. It should be noted that seasonal homes in this region are often occupied year-round and so should not be considered as vacant housing.

TABLE 34-1⁷

CHANGES IN HOUSING TYPE

RSA 34 - NEEDLES

CHARACTERISTICS	INCORPORATED AREAS				UNINCORPORATED AREAS				RSA TOTAL			
	1970	%	1980	%	1970	%	1980	%	1970	%	1980	%
Single-Family Detached	1,164	79.0	1,165	68.2	932	97.2	575	28.0	2,096	88.3	1,740	46.2
Single-Family Attached	N/A	N/A	70	4.1	N/A	N/A	0	0	N/A	N/A	70	1.9
Duplex	151	10.2	62	3.6	0	0	10	0.5	151	6.4	72	2.0
3 to 4 Units	56	3.8	110	6.4	8	0.8	24	1.2	64	2.7	134	3.5
5 or More	43	2.9	147	8.6	19	2.0	28	1.4	62	2.6	175	4.6
Mobile Homes	59	4.0	154	9.0	365	39.8	1,421	69.0	424	17.9	1,575	41.8
TOTAL	1,473	100.0	1,708	100.0	959	100.0	2,058	100.0	2,373	100.0	3,766	100.0

Source: 1970 and 1980 U.S. Census

Note: 1970 Census figures are for year-round housing units, except mobile homes that include both permanent and seasonal units. 1970 figures for single-family units include single-family attached and year-round mobile homes.

TABLE 34-18

UNIT TYPE AND TENURE - 1980

RSA 34 - NEEDLES

	INCORPORATED AREAS						UNINCORPORATED AREAS						RSA TOTAL					
	Total Occupied	Owner Occupied		Renter Occupied			Total Occupied	Owner Occupied		Renter Occupied			Total Occupied	Owner Occupied		Renter Occupied		
		%		%				%		%				%		%		
Single-Family Detached	1,109	774	69.8	335	30.2		500	319	63.8	181	36.2		1,609	1,093	67.9	516	32.1	
Single-Family Attached	57	16	28.1	41	71.9		0	0		0			57	16	28.1	41	71.9	
Duplex	45	8	17.8	37	82.2		10	0		10	100.0		55	8	14.5	47	85.5	
3-4 Units	79	23	29.1	56	70.9		16	0		16	100.0		95	23	24.2	72	75.8	
5+ Units	133	24	18.0	109	82.0		14	0		14	100.0		147	24	16.3	123	83.7	
Mobilehomes	137	137	100.0	0	0		559	483	86.4	76	13.6		696	620	89.1	76	10.9	
TOTAL	1,560	982		578			1,099	802		297			2,659	1,784		875		

Source: 1980 U.S. Census
 San Bernardino County Office of Building & Safety
 Federal Home Loan Bank Board

TABLE 34-19
CHARACTERISTICS OF THE HOUSING STOCK BY CENSUS TRACT - 1980
RSA 34 - NEEDLES

TYPE AND TENURE	INCORPORATED AREAS NEEDLES	UNINCORPORATED CENSUS TRACTS			RSA TOTAL
		105	106	107	
Single Family Detached	1,165	447	128	0	1,740
Owner-Occupied	774	271	48	0	1,093
Renter-Occupied	335	123	58	0	516
Vacant	56	53	22	0	131
Single-Family Attached	70	0	0	0	70
Owner-Occupied	16	0	0	0	16
Renter-Occupied	41	0	0	0	41
Vacant	13	0	0	0	13
Duplex	62	10	0	0	72
Owner-Occupied	8	0	0	0	8
Renter-Occupied	37	10	0	0	47
Vacant	17	0	0	0	17
3 to 4 Units	110	24	0	0	134
Owner-Occupied	23	0	0	0	23
Renter-Occupied	56	16	0	0	72
Vacant	31	8	0	0	39
5+ Units	147	28	0	0	175
Owner-Occupied	24	0	0	0	24
Renter-Occupied	109	14	0	0	123
Vacant	14	14	0	0	28
Mobile Homes	154	1,360	61	0	1,575
Owner-Occupied	137	427	56	0	620
Renter-Occupied	0	76	0	0	76
Vacant	17	857	5	0	879
Total	1,708	1,869	189	0	3,766
Owner-Occupied	982	698	104	0	1,784
Renter-Occupied	578	239	58	0	875
Vacant	148	932	27	0	1,107

Source: 1980 U.S. Census

TABLE 34-20
AGE OF THE HOUSING STOCK
RSA 34 - NEEDLES

YEAR BUILT	INCORPORATED AREAS		UNINCORPORATED AREAS		RSA TOTAL	
	UNITS	%	UNITS	%	UNITS	%
Before 1939	500	28.1	42	2.0	542	13.9
1940 - 49	302	17.0	40	1.9	342	8.7
1950 - 59	330	18.5	311	14.7	641	16.5
1960 - 69	198	11.1	495	23.4	693	17.8
1970 - 78	309	17.3	1,063	50.3	1,372	35.3
1979 - March '80	69	3.9	107	5.1	176	4.5
March '80 - April '83	73	4.1	54	2.6	127	3.3
TOTAL	1,781	100.0	2,112	100.0	3,893	100.0

Source: 1980 U.S. Census
Calif. Department of Finance, 1984

TABLE 34-21

VACANCY STATUS

1980

RSA 34 - NEEDLES

VACANCY TYPE	INCORPORATED AREAS		UNINCORPORATED AREAS		TOTAL	
	#	%	#	%	#	%
Vacant for Sale	32	21.6	13	1.4	45	4.1
Vacant for Rent	35	23.6	36	3.8	71	6.4
Seasonal Home	19	12.8	432	45.0	451	40.7
Other	62	41.9	478	49.8	540	48.8
TOTAL	148	100	959	100	1,107	100

Source: 1980 U.S. Census

5. Summary of Housing Need. The previous sections have discussed in detail the components of housing need in the Needles region. Housing need may be roughly divided into two types: the needs of existing residents and the needs of those who are expected to move to the region over the next five years. The housing needs of the Needles Region are summarized in Table 34-22.

Normal operations of the housing market can be expected to produce enough units to accommodate growth. However, most of these units will not be affordable to very low and low income households. The need exists to produce affordable housing for lower income households in the Needles region who are paying more than they can afford. A large proportion of these appear to be senior citizens and female-headed households (of which over 30% have incomes below the poverty level). In addition, an increasing number of senior citizens need assistance in maintaining their existing housing or in finding housing specifically designed to meet their needs. Section 1 of the Housing Element addresses goals, policies and action steps that will assist the County in meeting these needs.

TABLE 34-22
SUMMARY OF HOUSING NEED - 1984 - 1990
RSA 34 - NEEDLES

NEED	TOTAL	INCOME GROUP			
		VERY LOW	LOW	MODERATE	UPPER
<u>EXISTING NEED</u>					
Overpaying					
Owners	106	62	26	10	8
Renters	93	66	23	4	0
Overcrowded	195	n/a	n/a	n/a	n/a
Substandard	99	n/a	n/a	n/a	n/a
Repair	79	n/a	n/a	n/a	n/a
Replace	20	n/a	n/a	n/a	n/a
<u>1990 GROWTH</u>					
SCAG Projection	344	57	78	70	138
County Projection	1,777	292	406	364	715

Source: 1980 U.S. Census
1984 California Department of Finance Population and Housing Bulletin
1982-85 San Bernardino County Housing Assistance Plan

Notes: 1990 forecast based on above sources.
n/a = Not Available

SECTION III
CONSTRAINTS AND
LAND INVENTORY

III. MARKET CONSTRAINTS AND LAND INVENTORY

The previous section discussed the housing needs of the current residents of San Bernardino County and described the new construction needed to accommodate the growth expected over the next five years. Housing needs were described for each Regional Statistical Area (RSA) as well as for the County as a whole. This section discusses the constraints on the production of housing on a countywide basis. In addition, variation among RSAs is detailed.

A. COUNTYWIDE

Factors constraining the production of sufficient housing in a range of prices may be generally itemized as follows:

- The availability and cost of land on which to develop housing.
- The availability and cost of infrastructure (streets, water service, sewer service) and public services (schools, police, fire, utilities).
- Environmental constraints (steep slopes, flood hazards, earthquake faults, etc.).
- The availability and cost of financing.
- The availability and cost of materials and labor.
- Governmental constraints (zoning, permit processing delays, fees and assessments).

Many of these factors are interrelated (access to services and the cost of land, zoning and environmental constraints), and some are beyond the control of local officials (such as the availability and cost of financing, the availability and cost of materials, even the availability of infrastructure). Because of the complexity of interrelations among these factors, it is difficult to predict with true accuracy the timing and cost of future housing development.

1. Market Constraints

The cost of all housing rose between 1970 and 1980 as the cost of each component rose. Since 1980, costs

have stabilized somewhat, and in a few areas, fallen. The major components of housing costs are: land, labor, materials, financing, overhead, and profit. The cost of each of these will vary significantly depending on the location of the development and the type of house being built. Table III-1 shows the most recent estimates of land costs by RSA. It is based on a survey of sales between January and June 1984.

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct than single-family housing. There is a wide variation within each housing type, however, depending on the size of the unit and the number and quality of the amenities offered. This includes such obvious items as fireplaces, swimming pools and tennis courts, as well as the less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and quality of cabinetry and other woodwork.

Table III-2 shows the average percentage contribution of each cost factor to the overall cost of constructing a single-family house in southern California over the past 10 years. The cost of financing has been the key factor that has accelerated in recent years. Developers, as well as homebuyers, have found it difficult to acquire financing even if they can afford the high interest rates. A reduction in interest rates would probably lead to increased development activity throughout San Bernardino County. The trend appears to be toward stable or rising rates, however.

Manufactured housing (including both mobile and modular housing) is significantly less expensive than conventional construction, although it should be noted that, even within this type of housing, a wide range of prices can be found depending on the size and finish of the units. In 1984, the average cost of a manufactured house was \$32.00 per square foot. This does not include the cost of land and infrastructure, however. In most cases, when these costs are included, the price differential between site-built and manufactured housing becomes negligible.

The interrelationship of the cost components is very complex and shifts significantly from area to area and development to development. For example, where a

developer has owned a piece of land for five or ten years (speculating that it would be valuable in the future), the cost of land per unit would be less than if it had been recently purchased. Finally, the availability of skilled construction crews who will work for less than union wages can reduce costs. The number of factors that must be considered by the developer and can be adjusted to make a viable project mean that it is difficult to describe an average or typical project. With that in mind, Table III-3 shows the average cost of different types of housing for San Bernardino and adjacent counties.

Most of southern California, including San Bernardino County, experienced a slowdown of housing construction between 1980 and 1983 as a result of rising interest rates. Higher interest rates mean higher monthly payments and fewer buyers. The overall County growth rate averaged 5.5% per year between 1975 and 1980. Between 1980 and 1983, it averaged 1.8% per year. Interest rates will continue to have an effect on the housing market, although San Bernardino County appears to have been less affected than Los Angeles and Orange Counties. This is probably because the abundance of relatively inexpensive land offset the rise in financing costs, whereas both Orange and Los Angeles Counties have less vacant, and hence more expensive, land.

TABLE III-1

1984 LAND COST
SAN BERNARDINO COUNTY

UNINCORPORATED AREAS	LAND USE DISTRICT ZONING CLASSIFICATION	
	ESTATE	R-1
AREA: RSA 28 - West Valley		
Price/Acre Range	N/A	\$ 60,000 to \$217,000
Mean Price/Acre		\$154,823
Price/Minimum Lot Size		\$ 25,591
Number of Data Points		(7)
AREA: RSA 29 - East Valley		
Price/Acre Range	N/A	\$ 2,125 to \$ 70,987
Mean Price/Acre		\$ 34,466
Price/Minimum Lot Size		\$ 5,697
Number of Data Points		(19)
AREA: RSA 30 - Mountains		
Price/Acre Range	N/A	\$137,940 to \$620,000
Mean Price/Acre		\$207,764
Price/Minimum Lot Size		\$ 34,341
Number of Data Points		(10)
AREA: RSA 31 - Baker		
Price/Acre Range	\$ 1,636 to \$ 3,000	\$ 3,250 to \$ 3,505
Mean Price/Acre	\$ 2,032	\$ 3,378
Price/Minimum Lot Size	\$ 5,000	\$ 558
Number of Data Points	(6)	(2)
AREA: RSA 32A - Barstow		
Price/Acre Range	\$ 793 to \$ 17,200	\$ 7,200 to
Mean Price/Acre	\$ 6,448	-
Price/Minimum Lot Size	\$ 16,120	-
Number of Data Points	(9)	(1)
AREA: RSA 32B - Victorville		
Price/Acre Range	\$ 2,150 to \$ 5,400	\$ 10,458 to \$ 29,196
Mean Price/Acre	\$ 3,688	\$ 17,651
Price/Minimum Lot Size	\$ 9,220	\$ 2,918
Number of Data Points	(4)	(14)
AREA: RSA 33 - 29 Palms		
Price/Acre Range	\$ 1,250 to \$ 4,533	\$ 6,475 to \$ 28,927
Mean Price/Acre	\$ 2,972	\$ 17,961
Price/Minimum Lot Size	\$ 7,430	\$ 2,969
Number of Data Points	(6)	(7)

Notes: (1) Minimum Lot Size is 2.5 acres for Desert Living Areas, 7,200 square feet for R-1 Zones, 3,600 square feet for R-2 Areas, mobilehome lots, zero lot line developments and 4,000 square-foot lots for single-family detached modified subdivisions.

(2) Data unavailable for RSA 34, Needles

Source: California Market Data Cooperative, 1984.

TABLE III-2
COST COMPONENTS
RESIDENTIAL DEVELOPMENT
1970 - 1980

COMPONENT	1970	1976	1980
Construction			
Labor	20.9%	18.6%	15.5%
Materials	35.1	30.4	27.0
Improved Land	21.0	25.0	27.8
Interim Financing	6.5	8.5	12.0
Overhead and profit	12.0	12.5	12.7
Other	4.5	5.0	5.0
TOTAL	100.0%	100.0%	100.0%

Note: Category "Other" includes insurance, marketing, etc. Profit and overhead category is a residual estimate remaining after determination of the cost of other components.

Source: Construction Industry Research Board

TABLE III-3
ANALYSIS OF NEW-HOME SALES
BY TYPE OF STRUCTURE
CALIFORNIA AND SELECTED COUNTIES
(Homes Sold in 1983 and Built in 1982 or 1983)

AREA	ALL SALES	T Y P E O F S T R U C T U R E *						
		S. F. Detached	Town- house	Row House	High Rise	Flat	Garden	Zero Lot Line
CALIFORNIA								
% of Sales by Type	100.0%	63.3%	15.8%	10.0%	2.2%	4.1%	2.5%	2.1%
Average Price	\$132,700	\$137,490	\$120,900	\$128,000	\$178,900	\$116,600	\$118,200	\$112,200
Bedrooms (Ave.)	2.75	3.28	2.25	2.24	1.53	1.94	2.24	2.74
Living Area (Ave. Sq. Ft.)	1,610	1,805	1,339	1,346	963	1,135	1,340	1,451
Price per Square Foot	\$ 82.40	\$ 76.10	\$ 90.30	\$ 95.10	\$ 185.80	\$ 102.70	\$ 88.20	\$ 77.30
SELECTED COUNTIES								
LOS ANGELES								
% of Sales by Type	100.0%	38.3%	31.3%	12.9%	1.4%	11.5%	4.4%	0.2%
Average Price	\$150,400	\$184,900	\$114,700	\$153,600	\$186,800	\$132,700	\$120,900	\$173,600
Bedrooms (Ave.)	2.68	3.51	2.18	2.07	1.98	2.03	3.11	2.86
Living Area (Ave. Sq. Ft.)	1,640	2,153	1,283	1,363	1,404	1,250	1,745	1,761
Price per Square Foot	\$ 91.70	\$ 85.90	\$ 89.40	\$ 112.70	\$ 133.00	\$ 106.20	\$ 69.30	\$ 98.60
ORANGE								
% of Sales by Type	100.0%	45.0%	21.6%	18.2%	0.1%	10.6%	2.7%	1.8%
Average Price	\$164,000	\$205,900	\$140,600	\$152,100	\$112,000	\$ 79,200	\$ 92,100	\$220,700
Bedrooms (Ave.)	2.59	3.36	2.07	2.18	2.00	1.55	1.38	2.79
Living Area (Ave. Sq. Ft.)	1,650	2,188	1,267	1,405	962	852	771	2,149
Price per Square Foot	\$ 99.40	\$ 94.10	\$ 111.00	\$ 108.30	\$ 116.40	\$ 93.00	\$ 119.40	\$ 102.70
RIVERSIDE								
% of Sales by Type	100.0%	76.1%	4.9%	15.7%		0.1%	2.4%	0.8%
Average Price	\$105,100	\$ 93,700	\$119,700	\$135,700		\$ 76,000	\$219,800	\$115,300
Bedrooms (Ave.)	2.93	3.16	2.26	2.22		2.00	2.09	2.25
Living Area (Ave. Sq. Ft.)	1,480	1,485	1,485	1,401		1,222	1,905	1,325
Price per Square Foot	\$ 71.00	\$ 63.10	\$ 80.60	\$ 96.90		\$ 62.20	\$ 115.40	\$ 87.00
SAN BERNARDINO								
% of Sales by Type	100.0%	91.3%	2.4%	6.0%			0.1%	0.2%
Average Price	\$ 84,100	\$ 82,500	\$139,900	\$ 81,600			\$109,800	\$124,500
Bedrooms (Ave.)	3.07	3.14	2.50	2.42			2.00	3.00
Living Area (Ave. Sq. Ft.)	1,440	1,451	1,564	1,242			1,508	1,908
Price per Square Foot	\$ 58.40	\$ 56.90	\$ 89.40	\$ 65.70			\$ 72.80	\$ 65.30
SAN DIEGO								
% of Sales by Type	100.0%	66.2%	13.3%	13.3%	0.4%	1.6%	0.6%	4.6%
Average Price	\$125,100	\$135,600	\$109,200	\$101,300	\$136,000	\$103,900	\$126,900	\$ 99,900
Bedrooms (Ave.)	2.97	3.26	2.44	2.39	3.00	1.85	2.25	2.65
Living Area (Ave. Sq. Ft.)	1,630	1,779	1,398	1,331	1,291	1,114	1,347	1,380
Price per Square Foot	\$ 76.70	\$ 76.20	\$ 78.10	\$ 76.10	\$ 105.30	\$ 93.30	\$ 94.20	\$ 72.40

*See end of table for definitions.

AREA	ALL SALES	TYPE OF STRUCTURE*						
		<u>S. F. Detached</u>	<u>Town- house</u>	<u>Row House</u>	<u>High Rise</u>	<u>Flat</u>	<u>Garden</u>	<u>Zero Lot Line</u>
SELECTED COUNTIES (Cont'd)								
VENTURA								
% of Sales by Type	100.0%	69.5%	22.2%	6.3%		0.2%	0.6%	1.2%
Average Price	\$148,200	\$163,800	\$117,600	\$ 98,200		\$ 85,000	\$105,600	\$135,100
Bedrooms (Ave.)	3.04	3.46	2.17	2.13		1.00	2.00	2.00
Living Area (Ave. Sq. Ft.)	1,830	2,073	1,386	1,086		908	1,177	1,328
Price per Square Foot	\$ 81.00	\$ 79.00	\$ 84.80	\$ 90.40		\$ 93.60	\$ 89.70	\$ 101.70

*DEFINITIONS:

S.F. DETACHED - A detached single-family residence.

TOWNHOUSE - On the west coast, units in a co-op, condominium or P.U.D. which possess two stories of living space within the unit.

ROW HOUSE - Row house such as is commonly encountered in San Francisco. Lacks side yards and touches adjoining property structures but usually does not share common walls. Can also be used to indicate the position of a unit located within a Planned Unit Development (P.U.D.).

HIGH RISE - For purposes of this analysis, any condominium or co-op structure possessing four or more elevator stops, exclusive of garage or lobby.

FLAT - A unit limited to a single horizontal plane and found in multi-story construction.

GARDEN - Used to describe all units in P.U.D. or condominium projects that are clustered in two or more buildings up to 3 stories in height and that are grouped about common central landscaped areas.

ZERO LOT LINE - Increasingly more common occurrence. Found in single-family detached construction type subdivision where, in order to afford side yard widths accommodating rear yard vehicular access, the dwelling is constructed immediately adjacent to the side yard property at one side only.

Prepared by: Construction Industry Research Board using single-family residential sales data of the California Market Data Cooperative, Inc. A computer analysis of the data was conducted using the Marshall and Swift Market Program computer data base.

2. Land Inventory

Available land designated for residential development is not a problem in the County. If the unincorporated area were to build out at the densities envisioned in the General Plan, it would hold approximately 550,000 housing units. As of January 1, 1984, the California Department of Finance estimated that there were 169,000 housing units in the unincorporated areas of the County. Clearly, more vacant land is designated for residential development in the County than is needed to accommodate the projected growth over the next five years. Table III-4 shows the existing and potential dwelling unit counts for the unincorporated area of each RSA.

The County is in the process of computerizing information on each parcel in the unincorporated area to establish a Geo-based Information and Mapping System (GIMS). This information will include infrastructure information, parcel size, zoning, and land use (as reported by the County Assessor). When this process is completed, it will be possible to develop accurate information for smaller areas than is currently the case. Information contained on Table III-4 uses some GIMS data as well as information from Land Use Maps.

The areas zoned for residential development in the County are modest in comparison to that designated for other uses. Large pieces of this acreage are publicly owned (by the U.S. Forest Service, the military, and the Bureau of Land Management) and are unlikely to change uses. The remainder is designated for open space or agricultural, commercial, or industrial development. While it is possible that some of these parcels will convert to residential uses, it is unlikely to occur to any great extent over the next five years. The General Plan amendments and zone changes necessary for such conversion take time and can be costly. Generally, too much vacant residential land still exists to make conversion of other lands worthwhile.

The total potential buildout figures given in Table III-4 are a realistic picture of the expected buildout in the County because they reflect environmental and infrastructure constraints as well as the accessibility to employment, shopping, and services. In most of the County's desert regions, growth is constrained by the

limited water supply and the lack of urban services such as sewers, fire protection, health care, as well as access to commerce and employment. Development is limited to larger lots and is clustered around existing communities; large outlying areas are virtually uninhabited. In the mountains, development is limited because either the land is publicly owned or steep slopes, narrow roads and limited water and sewer service make construction difficult. The constraints on development are discussed in detail for each RSA in subsequent sections. Figures IA and IB show those areas that are subject to some sort of development constraint.

In summary, growth over the next five to ten years is expected to occur in areas adjacent to existing communities because these areas are most likely to have the necessary infrastructure and access to employment and commerce. Figures 2A and 2B show the areas of expected growth in the County and Table III-5 shows the number of units for each area. These growth projections are based on building activity since 1975 and development proposals that have been approved or are in process. The East and West Valley regions are expected to be the focus of major development, with the Mountains and Victorville regions also growing rapidly. The Barstow, Baker and Needles regions are too remote from major employment centers and thus, are expected to continue infill development slowly, but steadily. Growth in the Twentynine Palms region will be limited by the finite groundwater supply. The climate and relatively low cost of living in the desert regions will continue to attract retirees.

TABLE III-4

DEVELOPMENT CAPACITY 1985-1990***
SAN BERNARDINO COUNTY

REGIONAL STATISTICAL AREA	SINGLE-FAMILY*	MULTI-FAMILY	TOTAL
28 - WEST VALLEY			
Potential	40,123	16,681	56,804
Existing	n/a	n/a	24,390
29 - EAST VALLEY			
Potential	57,307	9,046	66,353
Existing	n/a	n/a	44,012
30 - MOUNTAINS			
Potential	44,578	8,996	53,433
Existing	n/a	n/a	35,028
31 - BAKER			
Potential	23,300	0	24,300
Existing	n/a	n/a	3,651
32A - BARSTOW			
Potential	38,780	450	39,230
Existing	n/a	n/a	5,836
32B - VICTORVILLE			
Potential	157,200	23,800	181,000
Existing	n/a	n/a	29,404
33 - TWENTYNINE PALMS			
Potential	75,755	26,738	102,493
Existing	n/a	n/a	23,640
34 - NEEDLES			
Potential	25,500	2,100	27,600
Existing	n/a	n/a	4,735
TOTAL UNINCORPORATED AREA			
Potential	463,543	87,811	551,213
Existing	150,711	18,339	169,050

Sources: San Bernardino County Geo-based Information and Mapping System
San Bernardino County General Plan

Notes: *Mobilehomes are included under this category.

**All land zoned for lots of 5500 square feet or less. In the desert RSA's, development is most likely to be duplexes or mobilehomes.

***Figures represent unincorporated areas only.

3. Infrastructure Constraints

The infrastructure required to build and occupy a house in San Bernardino County varies widely from region to region. Development in the West and East Valleys is typical of urban and suburban southern California: in order to be buildable, each lot must have access to water service, sewer service or a septic system, and paved streets. The same is true in the Mountains. However, in most of the desert regions, the County does not require access to water service, sewer service, or paved streets in order to build. A property owner can develop his parcel on a septic system, with unimproved access roads, and using a water hauler and storage tank system. Large developments generally are required to have more urban levels of service, however. The definition of "served" and "unserved" land in the County varies greatly. This loose definition of a buildable lot means that the lack of urban infrastructure in parts of San Bernardino County will not stop development but will affect its density. However, the wide variation among the regions of the County necessitates just such a flexible approach.

Literally hundreds of public and private water and sewer service districts provide service to County residents; there are also vast areas with no such services. Service districts range from the very large public agencies serving urban areas to very small private companies serving less than one square mile. The smaller water purveyors tend to be older and to have systems deemed inadequate to serve projected growth. Many of these special districts are County agencies staffed by the Special Districts Department of the County Administrative Office, although they have independent administrative boards.

The Geo-based Information and Mapping System, when completed, will include information on location and capacity of infrastructure. This will improve coordination of land use and infrastructure policies and approvals between departments. In general, the coordination of land use with infrastructure is a major issue that needs to be addressed.

All development proposals are reviewed before approval to ensure that water and waste disposal service will be adequate. If a project involves 199 or fewer

connections, it is reviewed by the County Department of Environmental Health Services. If it involves 200 or more connections, it falls under the jurisdiction of the State Health Department. As a practical matter, these agencies work cooperatively to ensure a uniform policy. Most of the information on infrastructure constraints in this section was provided by staff of these offices.

TABLE III-5
EXPECTED GROWTH AREAS*
1984 - 1990

AREA	EXPECTED	HIGH-GROWTH
RSA 28 - WEST VALLEY		
Chino Hills	3,500	5,000
Northwest Chino	200	600
West Foothill	1,000	5,000
West Fontana	520	800
San Antonio	100	250
RSA 29 - EAST VALLEY		
Bloomington	800	1,500
North Rialto	120	400
Highland/East Highland	4,600	7,000
Redlands/Loma Linda	100	125
Crafton	2,000	3,500
Yucaipa	1,500	2,100
Oak Glen	20	30
RSA 30 - MOUNTAINS		
Crest Forest	1,760	2,225
Lake Arrowhead	650	1,000
Hilltop	950	1,200
Big Bear/Fawnskin	1,600	2,000
Lytle Creek	15	30
RSA 31 - BAKER		
Newberry Springs	900	1,300
RSA 32A - BARSTOW		
Lenwood	1,051	1,305
Daggett	150	300
RSA 32B - VICTORVILLE		
Apple Valley	5,350	7,000
Hesperia	7,500	9,000
Lucerne Valley	840	1,500
Phelan	3,350	5,000
Oro Grande	170	500

- Continued -

*For unincorporated areas only

TABLE III-5 (CONTINUED)

EXPECTED GROWTH AREAS
1984 - 1990

AREA	EXPECTED	HIGH-GROWTH
RSA 33 - TWENTYNINE PALMS		
Morongo Valley	575	860
Yucca Valley	1,700	2,500
Joshua Tree	975	1,450
Twentynine Palms	2,060	3,100
RSA 34 - NEEDLES	1,500	2,125

Source: Expected growth is based on a projection of building trends from 1975-83. High growth is based on a projection of building trends from 1975-80. Both were adjusted to reflect developments that have been approved but not built and proposals in process as well as infrastructure constraints (where quantification was possible).

Note: Columns do not sum to the total growth expected because some development will occur outside designated communities.

4. Governmental Constraints

A local government can constrain the production of a sufficient supply of housing affordable to all economic segments of the community by:

- failing to zone sufficient land in a range of densities to ensure that housing can be produced to meet expected growth;
- taking excessive amounts of time to process development applications; and
- charging excessive fees for development permits.

As discussed above, a large amount of vacant land is available for residential development in the unincorporated area. Generally, the land use and zoning are reflective of the development constraints on the land - i.e., lack of infrastructure, slopes, flood or fire hazard, etc. The range of housing prices and continued construction activity indicate that lack of developable land is not a major constraint on development. However, in certain areas, there are special problems. For example, because of the expansion of the Twentynine Palms Marine Corps Air Ground Center, there is a great demand for rental housing nearby in the \$200-\$300 per month rent range. New housing cannot be built for those rents without some form of subsidy assistance. Other communities near military installations experience similar problems. However, land in the desert regions does not have urban infrastructure to support multi-family development. Large lots are necessary for septic systems and because of the limited water supply.

Another constraint on housing development is the amount of time required to process development permits. Payments on a parcel of land have to be made whether or not something is being built, sold, or rented on it. In a county as large as San Bernardino, there is also the time consumed traveling to the County offices to check on its progress. In order to simplify and streamline the process for applicants, there are County offices in the West Valley, East Valley, Big Bear, Victorville, Barstow, Needles, and Joshua Tree. Processing time varies depending on the complexity of the proposed projects with large planned developments

requiring General Plan amendments, environmental impact reports, etc., taking up to six months for conditional approval. Final approval, including map recordation and issuance of building permits, is dependent on work volume and the developer's response time.

The typical development application that does not involve long statutory public-review periods takes between three and six months to process. This is in line with state law on processing times.

Finally, fees charged by the County for processing and services to new developments are not excessive when compared to those for other local jurisdictions. The fact that affordable housing is being constructed is a good indication that there are no major governmental constraints to development in the County.

5. Energy Conservation

Ten years ago, natural gas was cheap; it cost less than a dollar for a thousand cubic feet. Today the same amount costs over \$3.50. As a result, the cost of heating and cooling a home also has increased, in many cases becoming the second highest cost of housing after rent or mortgage payments. In desert areas and for long-time owners who have low payments, utility bills can be their highest monthly housing cost. Homeowners and planners alike are interested in developing measures to reduce the amount of energy consumed.

At a time when fossil fuel was inexpensive, builders saw no reason to build energy-efficient housing. Many of the homes now requiring rehabilitation were not built to save gas or electricity, and aging of the physical structure has made them even more dependent on mechanical heating/cooling systems. Their building envelopes are literally full of holes and provide little resistance to outside elements.

In southern California, heating and cooling account for approximately 50% of residential energy use, water heating about 30% and lighting and appliances the remaining 20%. Because heating and cooling represent such a large portion of energy use, improvements in the building envelope designed to control heat loss and gain represent the greatest opportunity for reduction of total energy use.

Heat is transferred in the building envelope by conduction through walls and roof, convection through cracks and openings (infiltration) and radiation through windows. The goal of most energy conservation measures is to increase the energy efficiency of the house by: (1) minimizing heat loss through walls, roof, windows and unwanted openings in winter; (2) maximizing heat gain through windows in winter; and (3) minimizing the heat gain through all building elements in summer.

Energy conservation measures include: (1) siting buildings to maximize energy efficiency; (2) landscaping for summer shade and winter light; (3) structural features that reduce energy loss; and (4) active solar systems. Amendments to the Uniform Building Code have resulted in new housing that is much more energy efficient than previously was the case. These standards could be further improved by solar siting and appropriate landscaping. The County has had a policy of encouraging these measures and an ordinance codifying design standards is being prepared.

Existing housing in the County can also benefit from appropriate, energy-conscious landscaping, but the major methods to improve energy efficiency are:

- attic insulation
- weatherization (caulking/weather stripping windows and doors)
- fireplace dampers
- water heater insulation
- faucet flow restrictors
- duct insulation
- regular furnace and water heater servicing
- floor insulation
- fluorescent lighting
- solar water heaters.

The County Community Service Department and the Office of Community Development include these as a part of the rehabilitation and weatherization programs.

Tables III-6 (a), (b), (c) and (d) specify General Plan capacities in the unincorporated regions of the County, excluding city spheres of influence. These figures indicate a total of 10,614,183 acres allowing residential development with a potential maximum of 1,225,072 units. (The General Plan designations do not include potential density bonuses.)

While Tables III-6(a) through (d) account for all unincorporated land outside city spheres of influence, it will be possible to quantify and categorize unincorporated vacant land as the County's automated data systems are upgraded to more "sophisticated" levels. This process will involve approximately five years of digitizing parcel maps and computer referencing of land and zoning data.

TABLE III-6(a)

WEST VALLEY
(UNINCORPORATED PORTIONS UNDER COUNTY JURISDICTION, EXCLUDING CITY SPHERES)

GENERAL PLAN DESIGNATION	ACRES	% OF TOTAL	MAXIMUM DWELLING UNITS
RCN	3,812	6.5	588
AGR	14,518	24.9	252
COM	682	1.2	0*
IND	3,189	5.5	0
PUB	3,196	5.5	0
RUL-1/2.5	1,131	1.9	452
RUL-1/5	6,769	11.6	1,353
RUL-1/10	10,795	18.5	166
RUL-1/20	0	0	0
RES-1/2.5	0	0	0
RES-1	4,549	7.8	4,549
RES-2	1,104	1.9	2,208
RES-3	0	0	0
RES-4	7,000	12.0	4,204
RES-5	0	0	0
RES-6	0	0	0
RES-7	0	0	0
RES-8	172	.3	1,376
RES-9	0	0	0
RES-10	1,433	2.5	0
RES-11	0	0	0
ASSUME 15 RES-12 TO 25	0	0	0
ASSUME 25 RES-16 TO 45	0	0	0
TOTALS	58,365	100%	15,158

*Commercial designation permits multiple-family dwellings.

TABLE III-6(b)

EAST VALLEY

(UNINCORPORATED PORTIONS UNDER COUNTY JURISDICTION, EXCLUDING CITY SPHERES)

GENERAL PLAN DESIGNATION	ACRES	% OF TOTAL	MAXIMUM DWELLING UNITS
RCN	20,221	30.0	505
AGR	2,162	3.2	432
COM	1,705	2.5	0*
IND	5,441	8.0	0
PUB	2,318	3.4	0
RUL-1/2.5	7,441	11.0	2,976
RUL-1/5	271	.4	54
RUL-1/10	1,815	2.6	181
RUL-1/20	615	.9	30
RES-1/2.5	142	.2	57
RES-1	3,937	6.0	3,937
RES-2	1,885	2.8	3,770
RES-3	3,179	5.3	9,557
RES-4	8,565	12.6	34,260
RES-5	0	0	0
RES-6	4,069	6.2	24,414
RES-7	0	0	0
RES-8	60	.1	480
RES-9	0	0	0
RES-10	0	0	0
RES-11	733	1.0	8,063
ASSUME 15 RES-12 TO 25	3,087	4.6	46,305
ASSUME 25 RES-16 TO 45	122	.2	3,050
TOTALS	67,768	100%	138,051

*Commercial designation permits multiple-family dwellings.

TABLE III-6(c)

MOUNTAINS
(UNINCORPORATED PORTIONS UNDER COUNTY JURISDICTION, EXCLUDING CITY SPHERES)

GENERAL PLAN DESIGNATION	ACRES	% OF TOTAL	MAXIMUM DWELLING UNITS
RCN	511,443	92.5	12,786
AGR	438	.08	87
COM	1,219	.2	0*
IND	287	.05	0
PUB	509	.1	0
RUL-1/2.5	1,271	.2	508
RUL-1/5	0	0	0
RUL-1/10	306	.06	31
RUL-1/20	0	0	0
RES-1/2.5	0	0	0
RES-1	7,634	1.4	7,634
RES-2	2,706	.5	5,412
RES-3	5,266	1	15,798
RES-4	10,168	1.8	40,672
RES-5	1,548	.3	7,740
RES-6	7,660	1.4	45,960
RES-7	0	0	0
RES-8	395	.07	3,160
RES-9	0	0	0
RES-10	0	0	0
RES-11	0	0	0
ASSUME 15 RES-12 TO 25	1,666	.3	24,990
ASSUME 25 RES-16 TO 45	0	0	0
TOTALS	552,516	100%	164,779

*Commercial designation permits multiple-family dwellings.

TABLE III-6(d)

DESERT
(UNINCORPORATED PORTIONS UNDER COUNTY JURISDICTION, EXCLUDING CITY SPHERES)

GENERAL PLAN DESIGNATION	ACRES	% OF TOTAL	MAXIMUM DWELLING UNITS
RCN	8,988,450	74.0	224,711
AGR	147,935	1.2	29,587
COM	3,986	.03	0*
IND	10,721	.09	0
PUB	2,106,861	17.4	0
RUL-1/2.5	326,299	2.7	130,519
RUL-1/5	317,825	2.6	63,565
RUL-1/10	0	0	0
RUL-1/20	13,242	.1	662
RES-1/2.5	127	0	51
RES-1	69,578	.6	69,578
RES-2	29,512	.2	59,024
RES-3	22,848	.1	68,544
RES-4	10,490	.09	41,960
RES-5	0	0	0
RES-6	11,729	.09	70,374
RES-7	3,437	.03	24,059
RES-8	4,520	.04	36,160
RES-9	0	0	0
RES-10	282	0	2,820
RES-11	1,290	.01	14,190
ASSUME 15 RES-12 TO 25	4,752	.04	71,280
ASSUME 25 RES-16 TO 45	0	0	0
TOTALS	12,073,884	100%	907,084

*Commercial designation permits multiple-family dwellings.

B. RSA 28 - WEST VALLEY

The West Valley region has experienced the greatest numerical increase in population of all the regions since 1970. It is expected to continue to experience a development boom for the remainder of the 1980's. Growth in the region has been typical of suburban development in southern California - that is, predominantly single-family detached homes on 6,000 to 7,200 square foot lots. Recently, a number of large planned developments (over 70,000 units) have been approved for development in the cities and unincorporated areas of the region. The phasing of the production and sale of these units is spread over the next fifteen years, with full build-out not anticipated until the turn of the century. Current projections indicate that these units are selling for \$75,000 to \$125,000.

1. Land Inventory

Most of the land in the West Valley region is incorporated, and growth is expected to focus on the cities of the region. Two unincorporated areas are also expected to grow rapidly - the Chino Hills and the West Foothill Community Planning Areas. The Chino Hills Specific Plan calls for the development of some 3,820 units over the next five years (1,325 single-family and 2,495 multi-family); 1,322 of these units are planned to be affordable to low and moderate income households. The proposed phasing on this plan is considered reasonable in light of other market conditions. No infrastructure constraints exist on development because the Specific Plan requires its phasing to be in keeping with construction of units.

The West Foothill area is expected to grow more rapidly as a result of the development (and extension of services to) the Victoria planned community within the City of Rancho Cucamonga. Fourteen hundred units currently are proposed for this area and 2,500 are forecasted over the next five years. Development along the I-15 Devore Freeway corridor will require replacement of a low pressure water transfer station in order to achieve adequate water pressure. This is not considered a major constraint on development because the cost per unit will be small. Drainage or flood hazard caused by runoff from the mountains is the major constraint on development, and this is being resolved by a variety of assessment-funded projects.

San Antonio Heights, in the foothills north of the City of Upland, is expected to grow slowly as custom homes are built on the remaining single-family lots. Based on past development trends, 100 units can be expected to be built here by 1990.

To the west, the Fontana unincorporated area is expected to continue its steady growth. There are no exceptionally large land holdings in this area, so subdivisions are smaller and frequently involve infill on vacant or underutilized parcels surrounded by suburban levels of development. Five hundred to 600 units are expected to develop in this area over the next five years.

The northwest Chino area is similar to West Fontana in that growth is expected to occur slowly and steadily as a result of infill on vacant parcels at urban densities. A total of 200 units is expected to be constructed by 1990.

2. . Infrastructure

The availability of services is not a major constraint on development in the West Valley region. Water districts in the area rely on groundwater and use imported water as a back-up. Some of the water districts have older systems that are being upgraded as higher density, urban levels of development occur. These improvements are largely funded by hook-up fees and special assessments that are passed on to the home buyers.

Most of the West Valley region is gradually converting to sewer systems. Older development was generally on septic systems and large-lot infill development (such as is occurring in San Antonio Heights) continues to rely on septic tanks. No areas have experienced major problems with septic systems, although the soil conditions in isolated areas are occasionally found inadequate for septic systems. To prevent problems, the County requires percolation tests before building permits are issued.

School districts in the region have been hard-pressed to expand their facilities in response to the rapid growth between 1970 and 1980. Most have been declared

overcrowded and collect school impact fees for each new unit.

The total additional cost of fees ranges from \$4,000 to \$10,000 per unit, which is comparable to nearby areas of Los Angeles and Orange Counties.

3. Environmental Constraints

The major environmental constraint on development in this region is the flood hazard caused by runoff from the mountains to the north and south of the valley. North/south streets running into the area serve as de facto drainage channels and unsuspecting pedestrians and motorists have been trapped by flash flooding. A program of drainage improvements is in process to alleviate this problem.

Eventually, development in the region will be constrained by the steep slopes to the north and south of the valley itself. This is not expected to be a problem, however, for at least the next five years.

C. RSA 29 - EAST VALLEY

The East Valley did not grow as rapidly as the West Valley between 1970 and 1980. Based on the development proposals in process, however, growth in the region is expected to be equal or greater than that in the West Valley. The unincorporated portions of the East Valley are projected to add between 8,300 and 19,200 units over the next five years, given the growth trends since 1975.

1. Land Inventory

Most of the land in the East Valley region is also incorporated. Cities in the East Valley tend to be older but they also contain a large amount of vacant land. Growth in the region is expected to be evenly divided between the cities and the unincorporated areas. The unincorporated communities expected to experience the most growth are the Highland/East Highlands area and the unincorporated areas around and to the east of the cities of Redlands, Loma Linda, and San Bernardino, and along the I-10 San Bernardino Freeway corridor. The Highland/East Highlands area is

a patchwork of unincorporated parcels and land within the City of San Bernardino to the north and east of Norton Air Force Base. It includes the East Highlands Ranch planned community that has been approved for the development of 3,659 units over the next 10 to 15 years. A total of 3,601 additional units have been approved in the unincorporated portions of this area. The City of San Bernardino is considering annexation of the entire area. Proximity to the Norton AFB market has made Highland a prime area for affordable rental development, but East Highlands tends to be single-family, and more expensive.

The Mentone-Crafton area and the unincorporated area between Loma Linda, Redlands, and the City of San Bernardino is also experiencing a significant amount of growth pressure. Both Loma Linda and Redlands are growth centers despite a growth management initiative in Redlands that restricts growth to areas adjacent to urbanized areas and limits the number of units to ensure infrastructure availability. Unincorporated areas in the spheres of influence of these two cities are likely to annex as they develop.

The Mentone-Crafton area has a potential development capacity of 20,700 units under current land use and zoning designations. Of these, 8,200 would be multi-family units. Currently, these areas are predominantly scattered single-family homes on larger lots. Development proposals in process or approved envision the development of 1,400 units and discussions have occurred in regard to a major planned residential development in the Crafton Hills. If infrastructure problems (particularly water supply) limit growth in the Twentynine Palms RSA, this area is likely to catch some of the spillover. As a result, the East Valley is expected to be a strong growth area over the next fifteen years.

A significant number of vacant lots and large residential parcels are also available in Yucaipa and North Rialto. Both of these areas have experienced problems with existing septic systems, however. As a result, growth in these areas is expected to be limited to large lot (1/2 acre or larger) infill development until public sewers are developed. A system is underway in Yucaipa but it is not expected to be completed within the five-year life of this Plan. Therefore, both Yucaipa

and North Rialto must be considered areas of longer-term growth.

The Bloomington and Devore/Muscoy areas are also designated for large-lot residential development although development in adjacent incorporated areas is at higher densities. Residents of these areas are predominantly moderate-income households who like the minimum one-acre lots because they can keep horses and other livestock. Some are truck farmers. They have resisted proposals to increase densities in these areas and are likely to continue to do so. As a result, growth is expected to be limited to infill, large-lot development over the next five years. A total of 1,000 units are expected to be built in Bloomington and 250 in Devore/Muscoy.

2. Infrastructure

Inadequate infrastructure is more of a problem in the East Valley region than the West Valley region because much of the area was settled earlier and infrastructure was sized for lower density, scattered development. Some small, private water systems do not meet modern water pressure or water facility requirements in parts of the Highland and Bloomington areas. In order for development to occur in these areas, these districts are likely to be absorbed by nearby public districts.

Yucaipa and North Rialto are experiencing septic system problems. In Yucaipa, percolation is inadequate east of approximately 10th Street, and building has been limited to lots of 1/2 acre or more until the sewer system is completed. In North Rialto, the sandy soils mean that percolation is too good, which has caused infiltration into the groundwater. As a result, development is limited to large lots until sewers or package septic systems are available.

All of the development in the Bloomington area is on septic systems and is expected to remain so. Likewise, development in Crafton, Oak Glen and Mentone will be on septic systems unless package sewage treatment systems are built to support higher densities. The Mentone area can be served by Redlands sewer system.

School systems, police and fire protection have been stretched thin to cover recent rapid growth in the

area. Virtually all of these districts assess special impactation fees on new development within their bounds. While these cover the capital costs of new equipment and facilities, they do not cover operating costs. This is a continual problem throughout the County.

3. Environmental Constraints

Flood hazard is a major environmental constraint in the East Valley. The steep slopes of the mountains to the north and south of the region channel runoff to the rivers and creeks in the area. The Santa Ana River runs through the East Valley and the area is crisscrossed by creeks and drainage channels. In the outlying areas, drainage improvements will have to be made before development can occur. The cost of these improvements is likely to be passed on to new residents.

Active earthquake fault lines are located along the base of the San Bernardino Mountains in the East Valley. Most of this area is within the National Forest boundaries or has been designated as open space.

Because this area contains some of the oldest settlements in the County, it also contains much that is of archaeological, historical or architectural value. Resources range from cobblestone-lined drainage channels built by the Indians to ornate Victorian homes built in the late nineteenth and early twentieth centuries.

D. RSA 30 - MOUNTAINS

The Mountains region had the highest rate of growth of all the RSAs between 1970 and 1980. Although the region is expected to continue to attract development, the rate of growth is expected to slow as a result of infrastructure problems.

1. Land Inventory

The Mountains region has only a finite amount of privately held land, and much of that has already been subdivided although not developed. The area has long been a resort retreat for all of southern California and up until the 1970's, had a limited population of permanent residents. Improvement of the major access routes to the region and the growth in the valley regions have made it possible to live in the mountains and commute to work in the valley. In addition, growth in the East and West Valleys has expanded the market for resort housing, so that seasonal housing is likely to be rented by one group after another and occupied for the better part of the year. In the winter, skiing and other winter sports draw vacationers and in the summer there is camping and hiking.

Since much of the original land division was for recreational uses, it involved small lots for vacation homes. Large areas were subdivided into 25-foot by 100-foot tent lots with no infrastructure and inadequate streets. There are approximately 42,000 such lots in the unincorporated area. These are legal lots that are now in the hands of individual owners, but which have little or no infrastructure available to them and little chance of development. In some areas, the County adopted a policy of requiring two contiguous lots to be merged before a building permit could be issued. Therefore, when the amount of buildable residential land in the mountains is assessed, it must be taken into consideration that some of the properties will be merged.

Most of the development in the Mountains region has been single-family detached units. This pattern is expected to continue despite the recent increase in multi-family units. The steep slopes and lack of infrastructure preclude development at higher densities on most of the land. In all, a total of 44,015 single-

family and 9,000 multi-family units could be built in the Mountains region if the area were fully developed per the General Plan. If recent development trends continue over the next five years, between 10,600 and 13,400 units would be added. This is much higher than the 2,300 units projected by the SCAG 82 Regional Growth Forecast. Most of this growth is expected to occur in the Crest Forest and Hilltop Community Plan areas because these areas have better access to valley employment centers as well as adequate water and sewer systems. It should be emphasized, however, that much of the demand for housing in the Mountains region could be accommodated by converting seasonal housing to year-round use.

2. Infrastructure

The limited amount of land available for development in the Mountains region has inadequate infrastructure to support year-round occupancy at build-out. Problems exist in all the support services and infrastructure:

- Roads are narrow and winding and given the existing development patterns in the region, it is not possible to widen or improve them substantially;
- Existing sewer systems are at or nearing capacity in all of the community plan areas and there are problems of infiltration into the lines in winter. Even if no new units are built, the increasing use of existing units is expected to overload the systems within five years;
- Unincorporated areas around Big Bear and Baldwin Lakes are using more groundwater than the rains replenish each year;
- Rim of the World School District has been adversely affected by the rapid growth of the past ten years and many schools are overcrowded; and
- The increase in development has increased the risk of fire in the region and the instance of crime. The Fire District and Sheriff's Office personnel foresee problems if development continues and the year-round occupancy rate increases.

All of the service-providing agencies are making improvements now or have plans to do so in the near future. Nevertheless, it is possible that before 1990, development in one or more communities will have to be limited because of the lack of adequate sewer or water service. Water is most likely to be the problem in the Big Bear area, sewer in the Crestline-Lake Arrowhead area. The cost of improvements to accommodate growth will be passed on and will increase the cost of development in the region.

3. Environmental Constraints

Steep slopes in the Mountains limit the area available for development, as well as the density. Vegetation on the slopes must be protected to prevent erosion into the streams and lakes, which are a part of the regional water supply system, and in order to protect the ecological balance in the area. In addition to steep slopes, much of the Mountains region has very rocky soil that is difficult to grade to create building pads for housing. The boulders that are so scenic make installation of water and sewer lines and roads difficult and expensive.

Active earthquake faults and indications of potential landslide and mudflow activity, together with high forest fire hazard, have been identified in the area. These major cataclysms are not predictable but are nonetheless real threats.

In general, the fact that most of the region is publicly-owned national forest and the rest is planned for low density development reflects the environmental constraints in the area. Much of the region was subdivided and sold before there was widespread recognition of these constraints and without consideration of the potential for year-round occupancy of the area. Demand for housing in the region continues to increase and the limits on the supply mean that the cost of housing in this region is likely to escalate more rapidly than that of other areas of the County.

E. RSA 31 - BAKER

The Baker region is a part of the sparsely settled high desert. Large tracts of land are in the military installations (Fort Irwin and portions of the China Lake and Edwards Air Force Base facilities) or used for mining. Very little growth is expected to occur in the Baker region. What growth does occur will center around the existing communities of Newberry Springs, Searles Valley, and Baker.

1. Land Inventory

The vast majority of the entire Baker region is not available for development because the land is publicly owned. A total of approximately 24,313 units could be built on privately-held land according to the County's adopted general plan. In fact, little of the region is suitable for or expected to develop over the next five years, because of the lack of infrastructure. Based on construction trends since 1975, between 1,100 and 1,600 units are expected to be added to the housing stock in the Baker region over the next five years. All of these will be very low density single-family units. Baker itself is not expected to grow substantially. Most of the growth in the region is expected to occur around Newberry Springs (as a result of the relocation of farms from the valley regions) and Searles Valley (as a result of mining and expansion at China Lake). While the China Lake facility is in Kern County, development constraints are felt by San Bernardino County from low-level aircraft testing and practice.

2. Infrastructure

The lack of infrastructure is a major constraint on development in this region. Groundwater is available along the Mojave River but not in other areas. Water districts are few and far between and the costs of drilling wells prohibitive. Outlying houses must rely on water haulers. All development is on septic systems and no sewers are expected to be added in the near future. Improved roads are limited to major highways and established communities; most roads in outlying areas are unpaved.

3. Environmental Constraints

In addition to the lack of infrastructure, much of the Baker region is not suitable for development because of the rugged terrain. Low-lying areas are subject to flash floods. The delicate desert ecosystem is easily destroyed by development. Even if the area could support more intense development and even if the demand increased, large areas are designated as resource conservation land use in recognition of the natural beauty and fragile ecosystem.

F. RSA 32A - BARSTOW

The Barstow region has not experienced significant growth over the past fifteen years and it is not likely to grow rapidly over the next fifteen years. The City of Barstow will serve as the focal point for most of the anticipated population increase.

1. Land Inventory

Theoretical capacity of Barstow's unincorporated areas is 39,200 dwelling units. One third of these would be lots of 2.5 acres or larger. There are currently 5,048 units in the region and between 1,200 and 1,600 units are expected to be added by 1990, based on construction trends since 1975. Most of this growth is expected to occur in Lenwood and other unincorporated areas adjacent to Barstow. The City of Barstow is the node for employment and commercial activity, and is expected to remain so. Development adjacent to the City will be at urban or suburban levels of density. Scattered construction of single homes may also occur in areas farther away from the city.

2. Infrastructure

Water supply may ultimately constrain development of the Barstow region, although probably not within the next five years. Water in the region comes from the Mojave River that runs underground for most of the year. The river also supplies Adelanto, Victorville, Hesperia and Apple Valley - all rapidly growing communities upstream of Barstow. The Mojave will not be adequate to supply full buildout for all these communities at planned densities.

For the five-year time frame of this Element, the existing Mojave groundwater is expected to be sufficient.

The water supply systems in the Barstow and Lenwood areas are adequate to accommodate the planned growth. The Yermo Water District to the southeast of Barstow has no storage system and will have to be improved in order to accommodate growth. Since this is expected to be a minor growth area, it is not expected to affect development in a major way.

Residential development at urban densities in the areas adjacent to Barstow generally hooks up to the City's

sewer system. Treatment plant and line capacities in this system are considered adequate to handle the growth projected for both incorporated and unincorporated areas.

G. RSA 32B - VICTORVILLE

The Victorville region has been one of the highest growth areas in San Bernardino County, and the focus of most of the growth has been the unincorporated communities of Hesperia and Apple Valley. The 1980 census revealed that 15% of the residents of this region are commuting to work in the San Bernardino valley. This trend is expected to continue over the next five years. The major potential constraint on growth in the Victorville area is expected to be infrastructure availability, specifically water supply.

1. Land Inventory

The total development capacity of the unincorporated area of the Victorville region is estimated at 180,575 units. Currently, an estimated 27,809 units have been constructed in these unincorporated areas. Clearly, the region will not reach capacity in the near future.

The southern areas of the Victorville region are the northern slopes of the San Bernardino mountains. Steep slopes and large boulders in this area are scenic but will limit development to large lots and make construction expensive. The remainder of the region, however, is essentially flat and easily developed. Large portions of Hesperia and Apple Valley were subdivided early in this century into half-acre lots. Infill development is steadily occurring in these older subdivisions, as well as in new subdivisions throughout the region.

Public water and sewer systems are in place in Hesperia and Apple Valley, and Phelan is a part of a recently created County Water Service District. Development is expected to be primarily large-lot single-family homes, but some areas have the infrastructure to support multi-family housing -- particularly the central areas of Hesperia, as well as portions of Apple Valley and Victor Valley.

Based on past development trends, most of the growth in the region is expected to occur in Hesperia, Apple Valley and along the I-15 freeway corridor. The Phelan area, which has not seen much development activity over the past fifteen years, is expected to experience increased growth as a result of the extension of water service to the area. Lucerne Valley will continue to

infill slowly. In all, between 18,380 and 25,000 units are expected to be added in the area, divided among the unincorporated communities roughly as follows:

Phelan/Baldy Mesa	3,350 - 5,000 units
Hesperia	7,500 - 9,000 units
Apple Valley	5,350 - 7,000 units
Lucerne Valley	840 - 1,500 units
Oro Grande	170 - 500 units
Remainder	1,170 - 2,000 units

2. Infrastructure

Recent rapid growth in the Victorville area has resulted in problems with existing infrastructure meeting the demand for service. In addition, over the long-term, groundwater in the Mojave River basin is not expected to be sufficient to serve development if current growth rates continue. Although these problems can be resolved, they may constrain growth in some areas of the region over the next five years.

The water system in Hesperia has managed to accommodate growth to date but major improvements to its wells and distribution system are needed to serve continued growth in the community. A \$30 to \$35 million dollar community facilities district for these improvements will be voted on in October 1985. If it is not approved and the necessary improvements cannot be made, then the State Health Department has indicated that hookups will not be approved in those areas experiencing quality and pressure problems. Growth in the Hesperia region could be reduced by as much as 50% as a result of a general moratorium on service connections.

If improvements are approved by the voters in October, the cost of water service hookups will increase. Recent increases in the hook up charge (to \$2,000 per unit - still low by urban southern California standards) have dampened development somewhat. Further increases can be expected to make the relatively cheaper water in Apple Valley and Phelan more attractive, and increase development in those areas relative to Hesperia.

Development in the Hesperia community is largely served by septic tanks at this time. However, sewer service is being extended to the area and is expected to make

it possible for downtown Hesperia to develop at higher densities than the half-acre lots now prevalent.

Water service in the Apple Valley area is considered adequate to serve the predominantly large-lot infill development expected in the area. However, if growth pressures increase (as a result of a moratorium in Hesperia, for instance) the Apple Valley water district will also be required by the State to develop a master plan and establish funding to update the infrastructure and facilities. Some smaller, private water districts on the outskirts of Apple Valley can be expected to have difficulty meeting demand as growth continues, and they may merge with other larger districts.

A county water service district has been created recently to serve the unincorporated area around the airport northeast of Victorville. Growth in this area can be expected to increase in a few years as a result of this.

Because the Victorville region is near the headwaters of the Mojave River, it has developed by relying on groundwater from the river basin. Nevertheless, as development continues in this and the Barstow region, shortages may develop. The California Aqueduct does traverse the area, so imported water could be used to supplement local sources. This would require that the various service districts or the Mojave Water Agency construct percolation/storage or treatment facilities which will increase the cost of water to the consumer. Eventually, the cost of serving development in the desert can be expected to exceed that of the valley.

3. Environmental Constraints

As was noted above, most of the land in the Victorville region is flat and readily developable. Because it is desert, relatively little vegetation needs to be removed before construction begins. The region does have some unique natural features and archaeological resources that are considered to be significant and worthy of preservation. These include the boulder-strewn foothills, the dry lakes, Indian petroglyphs, and several species of desert plant and animal life. The native Joshua Tree is protected from removal on property greater than 20,000 square feet, as per County Ordinance No. 1963, Development Code Section 811.0200. This

area, too, shows signs of earlier earthquake activity. However, given the large amounts of vacant land, the areas set aside for conservation of these resources are very minor.

H. RSA 33 - TWENTYNINE PALMS

The Twentynine Palms RSA includes the unincorporated communities of Morongo Valley, Yucca Valley, Joshua Tree and Twentynine Palms. To the south of these communities is Joshua Tree National Monument and Riverside County. To the north is more desert and the Bullion Mountains. As with the other desert regions, development is primarily single-family homes on lots of one-half-acre or larger and the major constraint on future development is expected to be the finite groundwater supply.

1. Land Inventory

Theoretical capacity of all the communities in the Twentynine Palms RSA is approximately 102,500 units, with 23,334 units currently in the region. Growth in recent years has focused around Yucca Valley with its large and increasing retirement community, and Twentynine Palms because of the Marine Base. Growth in Joshua Tree and Morongo Valley has been limited to predominantly scattered infill development. Much of the land in the region has been subdivided previously into single-family lots that are steadily building out. The Marine Corps Air Ground Center plans to continually add personnel through 1987 so demand for housing will continue to outstrip supply. The popularity of the region with retirees is also expected to continue, but some growth is expected to shift to Joshua Tree and Morongo Valley as a result of water system problems in Yucca Valley. In all, by 1990 the region is expected to add between 5,610 and 8,410 new units to the housing stock. Growth is expected to be divided as follows:

Morongo Valley	575 - 860 units
Yucca Valley	1,700 - 2,500 units
Joshua Tree	975 - 1,450 units
Twentynine Palms	2,060 - 3,100 units
Remainder	300 - 500 units

2. Infrastructure

Most of the development in the Twentynine Palms region is on septic systems. Development at higher densities must install package septic or sewage treatment facilities since public sewers are not available. No problems

with septic systems have been experienced in the past and none are anticipated in the future.

Water is likely to be the major infrastructure constraint on development in the region. The State Department of Health has issued warnings and refused to approve major developments in both Morongo Valley and Yucca Valley because of the water quality and water pressure in smaller, privately owned districts. These districts do not have the facilities and equipment to meet State standards. In the case of Yucca Valley, the problems will probably be resolved and the cost of the necessary improvements passed on to consumers. However, part of the reason that Yucca Valley has grown so rapidly is that the charges for water service were below those of other districts in the region.

The problem in Morongo Valley is most likely to be resolved by merger with a County Service District that has the capacity to meet existing and projected demand. If that occurs, growth in Morongo Valley could increase as much as 30% over expected levels.

The Twentynine Palms Water District has a problem with excessive levels of fluoride in the water. The State is working with the District to resolve the problem. All of the desert region water districts have high concentrations of mineral salts in the water relative to other areas.

Ultimately, without importing water, the groundwater reserve of the Twentynine Palms RSA is not expected to be adequate to support full development at levels envisioned by the General Plan. In fact, it may not be adequate to support the growth projected in this Housing Element, depending on a variety of natural and use-related variables that are difficult to predict. This region, unlike the Victorville region, does not have access to imported water; the Aqueduct does not run anywhere near Twentynine Palms.

Interest has been expressed by the Marine Corps Air Ground Center to extend the Aqueduct out to the base facility. This is provided that the Department of Defense could purchase potable water from the federal water project and transfer it via the State Aqueduct.

An additional criterion would be that the water could be supplied in a quantity that would meet or exceed the Marine Corps Center's needs or if they could purchase supplemental water beyond Mojave Water Agency entitlements during wet years.

In addition, access to the region is limited to State Highway 62 (Twentynine Palms Highway). This road also serves as the main street and node of commercial activity in the communities through which it passes. Although the road has been widened to four lanes through Yucca Valley and Joshua Tree, a good deal of conflict still occurs between shoppers and through traffic; congestion is a problem along the entire length of the road. Further widening of the road is not possible because of the cost and disruption to existing development. Alternative through-routes will be needed if the region is to develop to its maximum capacity.

I. RSA 34 - NEEDLES

The Needles Region, like the Baker region, is a part of the large and sparsely settled desert region of San Bernardino County. The theoretical capacity of the region is 27,600 units. Currently, there are 4,674 units, 1,857 of which are in the City of Needles. The focus of development activity in the region is the Colorado River adjacent to and south of Needles. There has been increasing resort, recreational and retirement related growth in this area.

1. Land Inventory

The unincorporated portions of the Needles RSA that are not public lands are planned for low density development because of the lack of infrastructure. There are no sewers, so lots of one-half acre or more are required for septic systems. Development at higher densities must provide package sewer or septic systems. Because the area is attractive to retirees, this is possible, particularly in support of mobile home parks and other affordable housing developments.

Most of the growth in the region is expected to continue adjacent to Needles and along the river. Between 1,500 and 2,125 units are expected to be added to the housing stock in this region by 1990.

2. Infrastructure

As mentioned above, development in the Needles region relies on septic tanks for waste disposal. No problems with percolation or ground water infiltration have been experienced to date and none are expected in the future.

Water service in the area is considered adequate for future demand although it, too, has problems with high mineral content that must be monitored.

Roads into and through Needles are not a problem. However, traffic along the river is occasionally congested on holidays and summer weekends. Congestion is likely to become more of a problem with time and necessitate road improvements if the area develops a population of permanent residents as well as the tourists.

3. Environmental Constraints

The natural desert/river region of the Needles RSA has significant environmental resources and constraints. Growth without restraint and guidelines would cause severe impacts. The area along the Colorado River (in and near the City of Needles) is subject to seasonal flash flooding and overflow. The construction of dams along the River resulted in ancillary environmental problems. Although the river flow has been regulated, channel stabilization has not occurred. In addition, while no active earthquake faults have been identified in the area, seismic activity in other parts of San Bernardino and adjacent counties could cause ground-shaking and possible property damage if the magnitude was significant.

The Needles RSA is sheltered by a ring of several mountain ranges, and hence, is sheltered from polluted air flows from the west. However, overbuilding of the area would produce air pollution of its own.

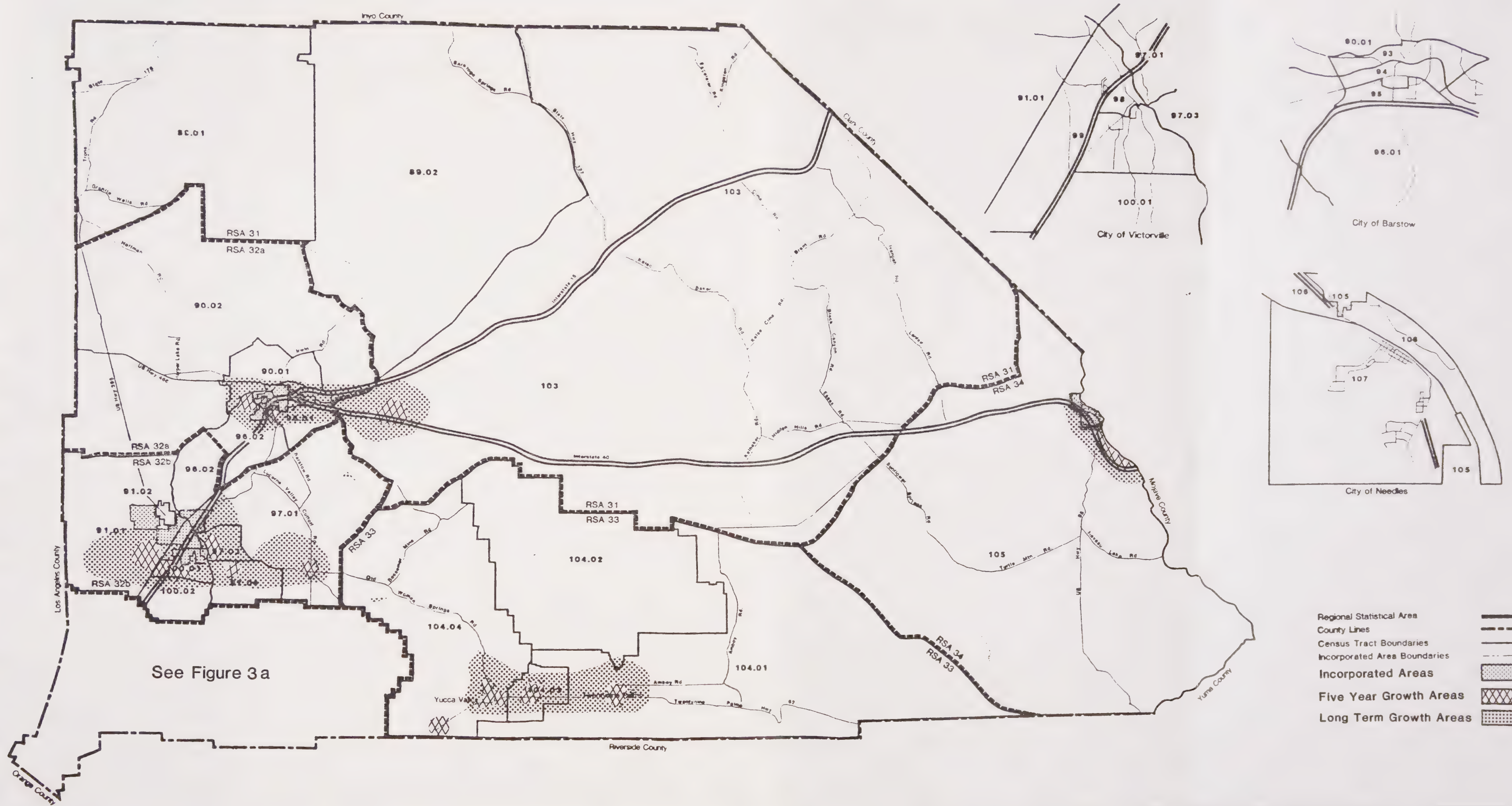


Figure 3b:

Potential Growth Areas

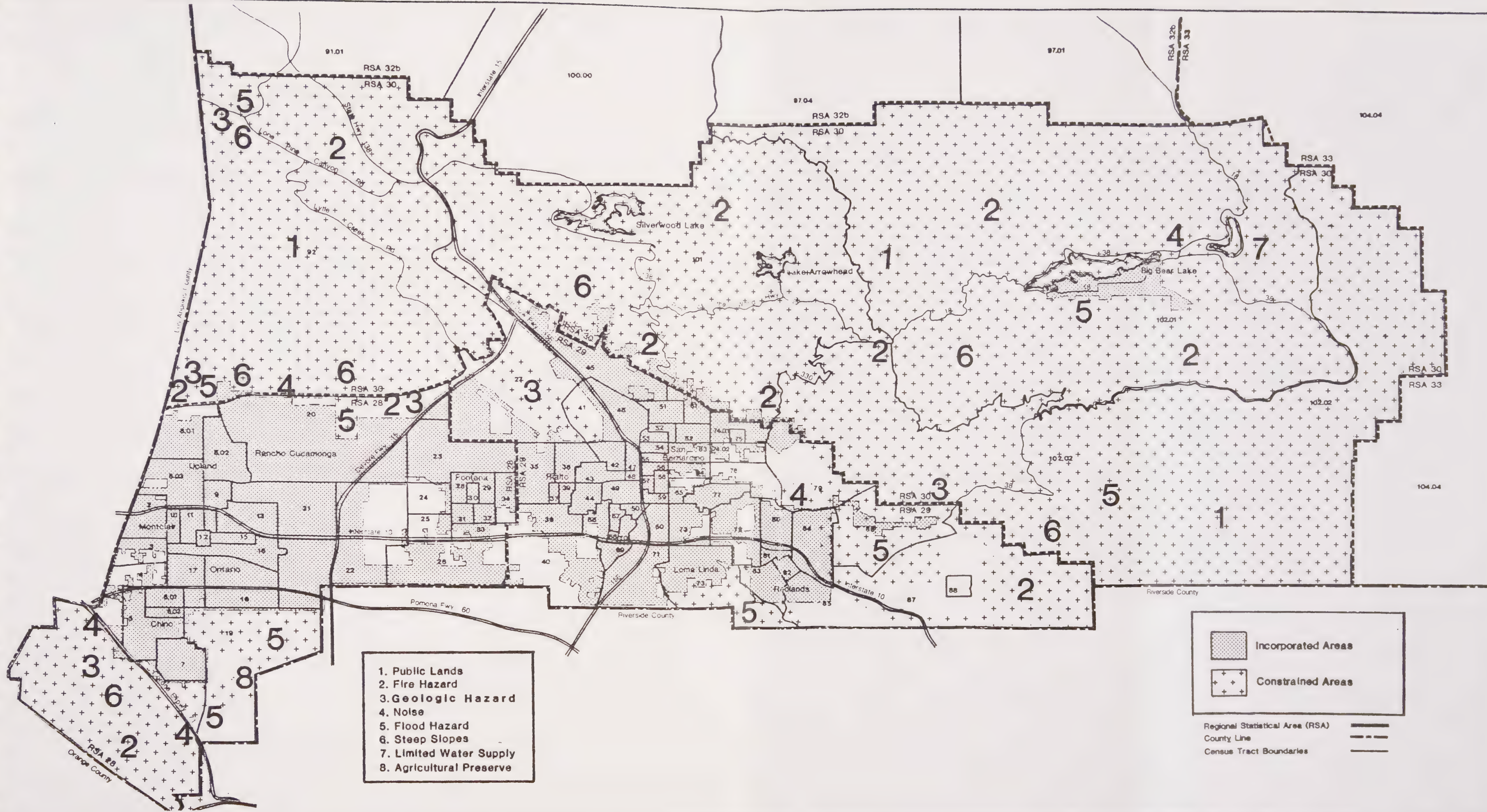


Figure 4a:
Development Constraints

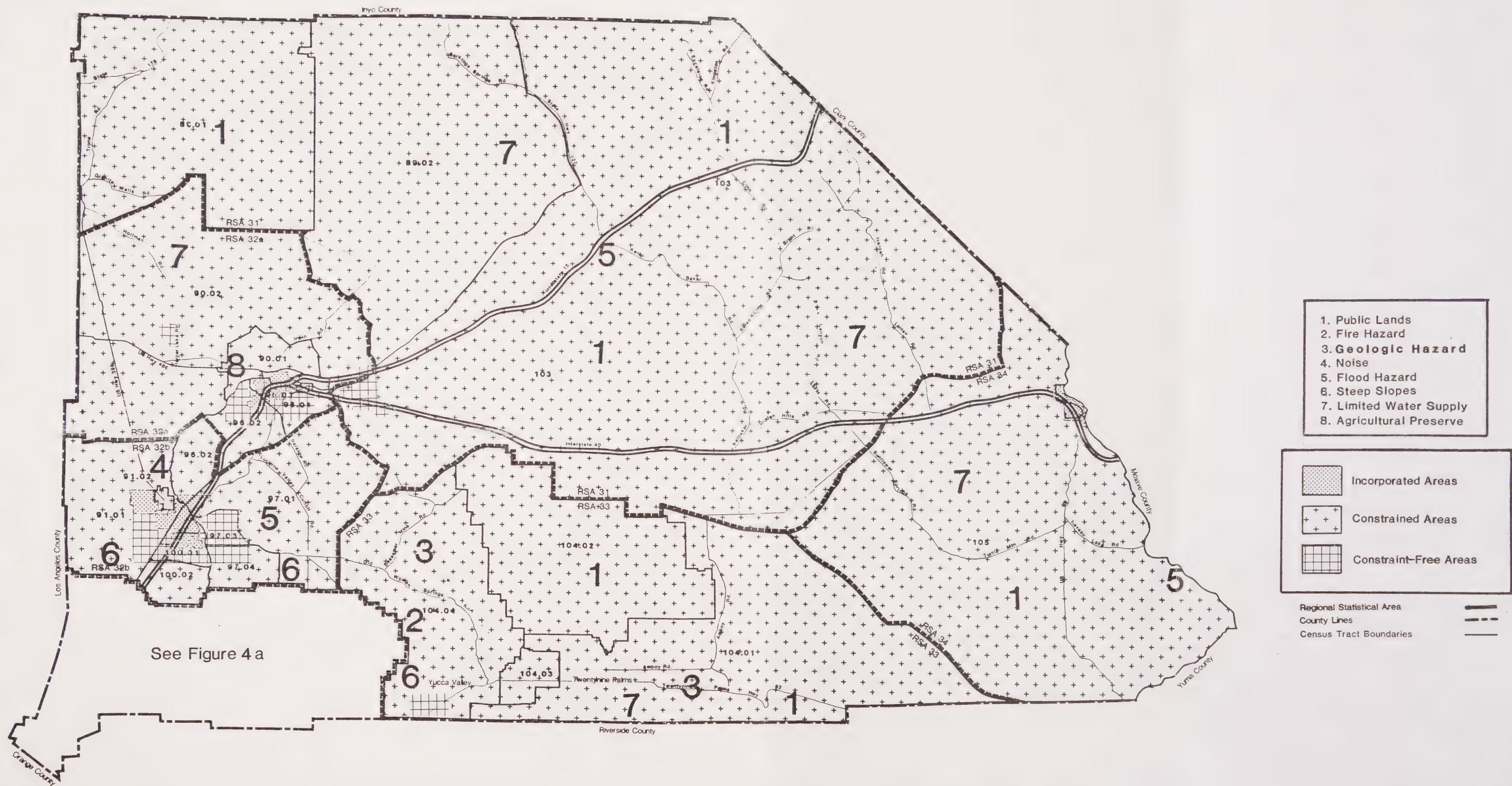


Figure 4b:
Development Constraints

SECTION IV APPENDICES

IV. APPENDICES

A. REFERENCES

1. County of San Bernardino

Office of Planning:

Jim Birkhead, Senior Planner
Marilyn Beardslee, Project Planner
Tom Malone
Don Bauer
Clarissa Eid
Craig Gooch
Brad Kilger
Steve Letterly
Ina Petokas
Valery Pilmer

Department of Housing and Community Development:

Richard Heinsohn
Ellen McLean
Emil Marzullo
Doug Payne
Dave Larsen
Steve Quincy

Environmental Health Services:

Ken Pierce
Cliff Williams

Deputy Administrator for Affordable Housing:

Marvin Shaw

Housing Authority:

Albert Harkins

Special Districts Department:

Denise Molina

Community Services Department:

Maria Juarez

Agricultural Commissioner's Office

Office of Building and Safety
Data Systems Section

2. Local Agency Formation Commission

Larry Hendon

3. Southern California Association of Governments

Clint Rosemond
John Oshimo

4. Inland Communities Action Network
Betsy Boul
5. State of California Department of Health
Sanitary Engineering Branch:
Bill Gedney
6. State of California Department of Corrections
7. State of California Youth Authority
8. State of California Department of Social Services
9. Twentynine Palms Marine Corps Air Ground Center
Mr. G.T. Hoagland
10. United States Department of Housing and Urban Development
11. George Air Force Base
Major Osbourne
12. Norton Air Force Base
Victor Rodriguez
13. Fort Irwin
Major Bryan
14. Nebo Center
Sheri Moses
Sergeant Wright
15. California Department of Housing and Community Development
William Pavao

B. BIBLIOGRAPHY

1. California Market Data Cooperative. Report on Single-Family Housing Sales for San Bernardino County, 1983 and 1984.
2. California Department of Finance. Population and Housing Bulletin, 1983.
3. California Department of Finance. Population and Housing Bulletin, 1984.
4. Federal Home Loan Bank of San Francisco. Riverside-San Bernardino-Ontario SMSA Housing Vacancy Survey, January 1984.
5. County of San Bernardino, Environmental Public Works Agency, Office of Planning. Consolidated General Plan and Implementation System, 1980.
6. Southern California Association of Governments. SCAG 82 Growth Forecast Policy, October 1982.
7. U.S. Department of Commerce, Bureau of the Census. Census of Population and Housing, Census Tracts for Riverside-San Bernardino-Ontario SMSA, 1980.
8. U.S. Department of Commerce, Bureau of the Census. Census of Population and Housing, Census Tracts for Riverside-San Bernardino-Ontario SMSA, 1970.

C. TECHNICAL NOTES

1. RSA Medians

Because the Regional Statistical Areas (RSA's) are not recognized Census jurisdictions, it was not possible to obtain median age, income, housing value, or rent for RSA's. A weighted average of the medians for all census tracts within each RSA was used instead.

2. Income Distributions

In order to determine the number of households/families in each income category specified by State law (i.e., very low, low, moderate, and upper) it was assumed that households were distributed evenly across the income ranges used by the Census. They were then assigned to one of the State income categories based on the ratio of the cut-off income to the income range in the Census. (For example, \$8,732 - \$7,500 divided by \$10,000 - \$7,500 equals the percentage of households in that income range that were classified as very low income according to the State definition.)

3. Overpayment

It was assumed that the same percentage of 1984 households would be overpaying as were overpaying in 1980.

4. Substandard

In order to determine the number of substandard units in each RSA, a proportion was developed based on the proportion of the total units, overcrowded households, housing without plumbing, and pre-1939 housing in that RSA in comparison to the totals for the unincorporated area. This percentage was then applied to 1984 unit counts.

The division between units needing repair and units needing replacement was assumed to be the same as that in the adopted Housing Assistance Plan for each RSA.

5. Growth Projections

Housing needed to accommodate growth was estimated in two ways: based on the SCAG Regional Housing Allocation Model (RHAM), and on records of building permit activity for the past ten years. For the RHAM update, the SCAG 1982 Regional Growth Forecast projection was used, and the distribution

approved by SCAG in July, 1984, for the unincorporated County was applied to it.

6. Land Inventory

Figures on the acreage and dwelling unit capacity of each RSA were developed in two ways. For those Community Plan Areas that were included in the Geographic Information Mapping System, this information was used. For the remaining areas, maps were planimetered to determine acreage and General Plan designations were used to determine yield. It was the opinion of the senior planners for each area that these designations represent an accurate reflection of the densities actually being achieved by developers.

D. PROCEDURAL REQUIREMENTS

1. PUBLIC PARTICIPATION

At the outset of the process of preparing this draft Housing Element of the General Plan, notices were sent to all agencies providing housing services, representatives of the building and real estate industries, the Municipal Advisory Council, and all cities in the County seeking their input. Several agencies identified issues to be addressed - i.e., mobile home park rents, housing for the homeless, handicapped access to housing. Others requested copies of the draft when completed.

This draft was prepared under the direction of a committee of staff members representing the various departments that provide housing-related services: Office of Planning, Department of Housing and Community Development, Housing Authority, Environmental Health Services, and Deputy Administrator for Affordable Housing. In addition, representatives of other agencies were consulted on specific issues (e.g., Community Services Department on weatherization, and Office of Special Districts on infrastructure availability). Finally, the draft has been circulated to each agency or group originally contacted and meetings have been held to receive comments and answer questions. Public hearings will be held before the Planning Commission and Board of Supervisors before adoption of the element.

During November and December, 1985, the planning staff conducted community workshops throughout the County to introduce the final draft of the Housing Element update. The workshops were advertised in local newspapers and telephone calls were made to various members of Municipal Advisory Committees and other local activists. In an open-forum, we discussed the purpose, process, and conclusions of the update, which was followed by solicitation of questions from the attendees.

A Planning Commission workshop was held December 5, 1985, to introduce the document; it was decided by the Planning Commission that a Subcommittee workshop would be beneficial, and this was subsequently held December 10, 1985. The first public hearing was held December 12, 1985, and the item was continued to a second public hearing January 30, 1986. A second subcommittee workshop was requested by the Planning Commission which was held February 4.

At the Planning Commission hearing of February 13, an Intent to Adopt the 1985-1990 Housing Element update was motioned and seconded by the Planning Commission. Copies of the Minutes of the Planning Commission and Board Hearings are included herein.

The Housing Element update was taken before the Board of Supervisors during the General Plan Amendment first cycle February 24, 1986, at which time public testimony was solicited (copy of minutes included herein). The Board of Supervisors MOVED TO ADOPT the Housing Element update on March 10, 1986.

COMMUNITY: COUNTYWIDE
PROPOSAL: Draft update to the 1981 Housing Element of the County Consolidated General Plan, which includes goals, policies, programs and background data and analysis to meet the housing needs of the unincorporated County as mandated by State law.

Steve Wilson, Deputy Planning Officer, explained that this was an advertised hearing for the Housing Element, and that Marilyn Beardslee, Project Planner, is prepared to give the Commission the background on the Housing Element. Michael O'Neill, Senior Planner, will report on comments received from some of the meetings throughout the County and some of the requests we've had for additional time to review the material and in order to submit written statements regarding the Housing Element. A Subcommittee of the Planning Commission met last Tuesday, December 10, to review the policies contained in the Housing Element and will have a report to the Commission regarding their conclusions and recommendations.

Ms. Beardslee gave her presentation of the Housing Element, explaining it is required by the State Legislature and is one of seven distinct elements of the County General Plan. Ms. Beardslee mentioned that prior to the public hearing today five community workshops were held throughout the County. It was reported to her by several people today, that because of inclement weather in Victor Valley, they were unable to come to the meeting. These people indicated they would be sending a letter to the Planning Commission outlining their concerns, and they would like to have this item continued so that they could personally express their concerns before the Planning Commission. The Desert Citizens for Better Planning of the Victor Valley area are particularly concerned about infrastructure, water supply and an equilibrium between housing supply and the infrastructure and water supply available. They also expressed concern about the growth projections made for Victor Valley; they feel the projection is not great enough.

Ms. Beardslee began a review of concerns which were brought out at the Subcommittee workshop last Tuesday with Commissioners Bristow and DeGroot.

Concerning the issue of design criteria, page I-14, Commissioner Jennings said he was concerned about the statement which says "Establish criteria for housing designs that are compatible with, and blend into, the natural environment". That is a wide range of design, and he was concerned with the way the policy was written and worded.

Ms. Beardslee continued with her presentation. Ms. Beardslee stated that following this public hearing staff would produce another draft of the document and modify it to reflect the Planning Commission's intents. That draft will go to the Board of Supervisors.

Commissioner Foster said he would like to hear what the Subcommittee had suggested to be modified or deleted by line item and go from that point.

Mr. O'Neill said at the Commission's pleasure he would refer to the actual section in terms of pages and if any individual Commission member wanted to pick out a policy or program he would stop. Mr. O'Neill proceeded at the request of Chairman Easterday.

Mr. O'Neill discussed Page I-7, Program C3-a1(f), regarding adoption of special processing procedures for affordable projects, or those taking advantage of the HIP that are less than 20 units.

Commissioner Bristow had a question on that policy. Staff said they were going to change "from 2-to-19 dwelling units" to "5 to 19 dwelling units". Mr. O'Neill answered that was correct.

Mr. O'Neill discussed Page I-9, Program C3-a2(a), relating to the 5,000-square-foot, or small lot, program.

Commissioner Jennings, in relation to modified subdivision policies, and 5,000-square-foot lots, asked how that figure was arrived at. Mr. O'Neill said he believed they took a survey of other jurisdictions and the minimum lot sizes that have worked and have not worked; 5,000 was an agreeable figure.

Chairman Easterday asked how important it was to have a specific number (5,000 square feet), and if there another way that this could be addressed and still accomplish what we need to accomplish. Mr. O'Neill said it could be addressed through the Development Code Section when they come back to the Commission with a proposed ordinance. Mr. O'Neill said he would notify the staff of that concern.

Commissioner Jennings asked if any information had been obtained from developers of homes that might speak to this square footage. Mr. O'Neill said he couldn't answer that--he didn't know, but would make note of the question.

Commissioner Bristow referred to page I-9, under C3-a2(b). The Subcommittee discussed the problem of the Planning Commission adopting a different energy program than what the State recommends. They wanted the Commission to be aware that this was different.

Commissioner Krantz said he could see some basis for trying to differentiate between different development standards in different parts of our County. For example, we do have different snowload requirements for structures in the mountains. Commissioner Krantz asked if there were different insulation standards for the mountains, as opposed to mountains and desert. Mr. O'Neill said as far as he knew there were not. He pointed out that the exact program which was just quoted is a policy in the existing Housing Element. He believed it was the intent to explore those particular, individual requirements for different environments of the County, but also to reflect a document that was developed by Mary Hartman in regard to protection of solar rights specifically. Mr. O'Neill said he didn't know how to answer the question on the technical end as to whether peak snowloads have been designed, or insulation standards are different. Commissioner Krantz said he knew that snowloads are required in the mountains and not in the valley or desert--insulation standards might be another item of consideration, but he agreed with Commissioner Bristow that this is something that would require a little homework before we could develop different standards for different areas.

Commissioner Bristow said this went back a few years to when we were doing a Specific Plan. At that time the State introduced their Guidelines which were adopted by the County. The Guidelines pretty well cover all development everywhere. During the hearings of the Specific Plan, it was brought up, and attempted to introduce more stringent guidelines. That does add cost and it does affect development. It is something that might be considered the State Guidelines are pretty good and they do address different areas. If we wanted to upgrade the State standards, she thought it would require public hearing. We eliminated that from the Specific Plan, because there was opposition from the building industry, and the community did not press the issue. Personally, she saw this as an added cost, but it could be considered.

Mr. O'Neill said the suggestion could be made that wording could be changed to eliminate "standards" and put in "guidelines". Commissioner Bristow said as long as she has sat on the Commission they haven't had any requests from communities for this. She thought to add something that hasn't been requested might be progressive, but it might also be an added burden.

Commissioner Teeters concurred with Mrs. Bristow, that this should be looked at very carefully before it is implemented. Today, under the State guidelines, almost every house that is built is calculated as to energy. There is even a computer setup that most heating and air conditioning people have, that tells you how you can build a house. The standards are rather complex currently. Energy measures are also complex. He made reference to the water heater blanket which was considered an energy saving measure--it turned out that it made your warranty ineffectual, because it rusted the heater out twice as fast as normal. Commissioner Teeters didn't think this was something to be flirted with unnecessarily; there are a lot of problems in the actual building industry today, with regard to the State Guidelines, and perhaps because of the long-term savings we are talking about, it is conceivable that we may see some of those standards relaxed rather than reinforced. These ideas are wonderful ideologically; practically some of them are terrible, even under the State Guidelines.

Commissioner Jennings said he would hate to increase State requirements, because the State requirements have increased the price of houses as far as he is concerned. When you get into the area of designing homes, you are costing the man on the street extra money.

Commissioner Bristow said this isn't saying we are adopting new requirements, it is saying we might talk about it in the future. The statement is not going to require any change for the building industry right now.

Mr. O'Neill pointed out this has been an existing policy for almost five years; Title 24 of the State Code covers it well.

Commissioner Teeters commented he understood this has been a part of the Development Code for a significant period of time; he still wouldn't withdraw his remarks. Calculating energy consumption on a home today is about like filling out your income tax form, unless you have the computer software to do it.

Mr. O'Neill asked if there was a suggestion as to that program--whether to delete or modify it.

Commissioner DeGroot said the Commission is saying if we use the word suggest, instead of making it absolute, that would be more acceptable. That is what was discussed in the Subcommittee.

Commissioner Bristow said she didn't mind saying that we further refine, but she was not sure we intend to adopt any change. She has concern saying she intends to adopt, when she is not so sure she does intend to adopt.

Commissioner Jennings suggested saying "change to support the State law" period.

Chairman Easterday said we are trying to make sure all the bases are covered without having to identify them specifically in every detail, knowing that we can't do that anyway.

Mr. O'Neill said he thought the wording could be changed to reflect "guidelines and to meet the minimums of State law".

Mr. O'Neill continued on to page I-11, C3-a2(e), this is a program that talks about allowing reduction in required improvements for affordable housing.

Ms. Beardslee referred to page I-14 at the bottom, a2(k). A suggestion was made in the Subcommittee that perhaps we could combine those two policies and reflect the new State law requirements.

Commissioner Foster asked what new State law requirements. Mr. O'Neill said that effective January 1, 1986, there have been some amendments to Government Code relating to affordable housing and bonus densities or other incentives. One of the programs requires that one of certain incentives be used. One of those incentives is a reduction in required development standards. We do have the option of providing another incentive of equal financial equivalent, or bonus density, or mixed zoning, or a reduction in development standards.

Commissioner Jennings commented he thought we could look at developments individually as they come in. Senior citizen projects, for example, might be in an area where school fees are required. Senior citizens are not going to bring in that many children, but they would still have to pay school fees in accordance with the County Ordinance. We might find some way where we could alleviate those projects from having to pay certain fees that did not apply on a case by case basis.

Commissioner Bristow said the Subcommittee had discussed this. The suggestion is not too consistent with State law, because State law says you cannot designate an area for senior citizens only.

You have to allow children. The school boards have taken a stand that you can't view school fees in that manner.

Commissioner Foster said he had to disagree with Commissioner Bristow. Being a member of the Building Industry Association, and being a member of the California Association of Realtors and National Association of Realtors, there appears to be a new court case weekly, being State and/or Federal, as to whether or not selective age groups have the right to have separate facilities. He said he didn't know from day-to-day what the law was, but in the last ninety days the Planning Commission has approved some senior-only facilities, so perhaps County Counsel would like to address that.

Commissioner Jennings said Jess Ranch was restricted to people 55 years and over. Commissioner Bristow said not by the Planning Commission. Commissioner Jennings said it was a condition of approval; Mr. Foster supported that.

Charlie Larkin, Deputy County Counsel, said his only comment would be in the cases he has seen, where problems have existed, are situations where, for example, couples living in a home or residence, where there were rules against having children. They subsequently have children and then sue. In one case he can think of they prevailed; that case is a little different than what Mr. Foster referred to, where people are going in, and it is clearly delineated, that certain individuals at certain age levels are permitted and others are not. He agreed with Mr. Foster that there do seem to be cases coming down everyday and a lot depends on the facts in the situation before the given court.

Paul Mordy, Deputy County Counsel, said they have before them right now, a question on the Hesperia School District impaction fees that raises this specific question about restriction for senior citizen housing, and he expected to be responding in the next few days on that question. Mr. Mordy said he would not be prepared to say right now that there can't be any age restriction.

Commissioner Foster stated his thought on this particular sentence, might be to modify it slightly, if the intent is to reduce cost for affordable housing. He suggested it could be changed in such a manner that it said, "to explore the feasibility of adopting **programs**", instead of **standards**, "to allow reductions in required improvements for fees for affordable housing". If it was modified in that manner then each of the issues could be addressed separately at a later date.

Mr. O'Neill suggested they develop the correct wording that would combine the policies on I-11 and 14, as well as the general topic of the design guidelines, in using the word **emphasizing** guidelines, **exploring** the possibility of allowing reductions for affordable projects.

Mr. O'Neill pointed out that on I-15 there was another reference to a program relating to energy design and cost. He thought we could refer back once again, to the minimum State law and the new ordinance that will come before the Commission in 1986, regarding solar protection.

Commissioner Teeters asked regarding I-16, C3-a3(a) if the County inspected houses now for potential residential property buyers. Ms. Beardslee answered it is an on-going program administered by Environmental Health Services Department.

Commissioner Jennings asked if that was inspecting units that are not building by a housing assistance program of some kind. Ms. Beardslee answered that was correct. Commissioner Jennings said on page I-19, in the middle of housing program C3-a3(e), it says investigate means of conducting periodic rental unit inspections to assure safe and sanitary living conditions--are you talking about all rental units. Ms. Beardslee said that was her understanding, and that is a previous program from the Housing Element.

Commissioner Teeters said he was not aware that the County did inspection for prospective buyers of residential property, and if we keep going through this thing, if we do or are going to do that much inspection, he would like to know how they work. He would like to know how this program is used.

Commissioner DeGroot said he believed that the code is set so that if we have complaints we have the authority to inspect. The department does not inspect everything.

Commissioner Teeters thought that from a residential purchaser it would not be on a complaint basis, it would be more in lieu of purchasing, hopefully prior to close of escrow and not after.

Commissioner Jennings said in reading the three pages it says it is a program that is going to be set up whereby Environmental Health Services will inspect properties. On page I-17 it says utilize Section 17299 of the California Revenue and Taxation Code. He didn't know what authority we have to use that code--at the bottom it says the Environmental Health Services Department is responsible for reporting all owners of substandard property to the Department of Internal Revenue Service.

Mr. O'Neill said he could contact someone from the Department of Environmental Health Services to respond to these questions today or in the future.

Chairman Easterday asked staff to make a note of that.

Commissioner Pope said the problem he had was that a rental unit or apartment can be inspected and required to maintain, but what about a private home--somebody might decide someone has a sloppy home that is a health hazard, and asked why it is restricted purely to rental units.

Mr. O'Neill said the next major topic would start on page I-23 and involve a series of programs with the Housing Incentive Program and how to modify and implement it.

Chairman Easterday asked the Subcommittee to comment.

Commissioner DeGroot said they went over those and didn't have too much comment until they got to I-33.

Commissioner Foster said he had an introductory statement. On I-23 it says you make at least 25% of the units reserved for and affordable to the low and moderate income households--those are two separate households--was that staff's intent. Ms. Beardslee answered yes. Commissioner Foster clarified they had two different income levels. Ms. Beardslee said yes. Commissioner Foster pointed out these 25% of the units could not be reserved for the low income households if moderate standards were set. Mr. O'Neill said this was a generalized category to refer to the housing incentive program in general--it means to include all the categories. Commissioner Foster said the statement should be rewritten, because that is not what it says now.

Commissioner Foster referred to page I-24, saying it has been said numbers are going to be modified--he asked that this be modified so they could see it the next time they reviewed it. Mr. O'Neill said the chart and numbers will go away and the part that talks about the encouraging of certain particular groups on the bottom of the page is to remain.

Mr. O'Neill summarized the Subcommittee comments, stating the overall concept was not to implement a new program, but to explore and examine and come back to this Commission with ways of implementing on an RSA basis if possible, that would include separate numbers and possibly separate formulas of generating for various income groups on an RSA basis based upon an analysis of

the need for that RSA. We do not have the numbers for that as yet or the formulas, and we don't propose to make that a part of the program. We do have an existing HIP program and that is a two tiered system for the Mountains and East Valley, Desert and West Valley. It was an intent to include the new state requirements for bonus densities and other incentives which include categories of elderly, disabled, lower requirements for lower income, and also the fact that condo conversions are now a part of the incentive or bonus density program.

Commissioner Foster asked who developed this new set of policies. Mr. O'Neill answered these were a chapter of State law. Commissioner Foster asked for a copy of all the State laws that lower it down to 10% and pumps it up to 125% maximum. Mr. O'Neill answered he was just going to get into the infill program. Commissioner Foster said before we got into that, to indicate that if a project is infill, it should be granted a bonus density which would make most projects in the County eligible for bonus densities. There are a lot of infill properties. Mr. O'Neill said yes, that was a whole new topic the Subcommittee discussed; they wanted to possibly have a policy statement that describes why infill makes sense as shift of policy for the County. It was brought out that to try to identify these areas may have the inverse effect of forcing up the price of that land. Commissioner Foster asked if this was a result of State law also. Mr. O'Neill answered no, this was a staff-generated policy to try and encourage efficient use of the infrastructure which theoretically would lower the cost of housing.

Commissioner Foster said we currently, since adopting the HIP program and affordable housing, have been utilizing bonus densities on infills, so to add this statement doesn't buy us anything whatsoever--we currently give them up to 100%. Mr. O'Neill said we currently do not discriminate on where the HIP program could be used; to do that would be above and beyond saying what methods we could use to encourage more use of the infill. It was suggested that a possibility of an increased bonus density of up to 125% or other incentives could be used; that is up for discussion.

Commissioner Bristow thought this was the time the Commission should indicate their feeling as to whether they want to include this or not.

Commissioner DeGroot said we perhaps should have the State laws before we go into that so we could really understand what we are talking about.

Mr. O'Neill pointed out that the Commission has the option of not putting the particulars in the General Plan, but in a separate HIP policy, and those discussions could take place at a later time insofar as implementing State law.

Commissioner Foster said it would be his suggestion to cut all the extraneous material out of the Housing Element regarding the HIP program, identify the overall policy and then prepare it as a subchapter, separately--this is too complex and involved to include here. He didn't think Cities would like it at all when it says you're going to have the following amounts, and we know we have already adopted a policy with Rancho Cucamonga which does not allow up to 100% in the Foothill Community Plan specifically. If we go in and readopt these figures up to 125%, we are building in controversy and conflict with other Community Plans.

Commissioner DeGroot said that came out of the workshop also--that Countywide all of these things just don't fit.

Mr. O'Neill clarified that the Commission was suggesting that staff should have a textual reference to implementing bonus densities and then to carry out the details of that through a discussion of the HIP program through Marvin Shaw's office. Chairman Easterday responded yes, and perhaps we can have an opportunity to review that between now and our meeting of January 30, 1986. Mr. O'Neill further clarified that there should be a textual statement to say "to encourage infill programs, but not specify any extra incentives or extra bonuses".

Mr. Jaquess said that because the Housing Element also requires State review and approval as well as County approval, he understood the State has currently approved essentially the element as it was drafted and said is adequate to go to hearing with this. Ms. Beardslee said that was correct. Mr. Jaquess asked if we were talking about a change here that would require additional state review. Ms. Beardslee answered it was difficult to say.

Commissioner Foster felt it was immaterial to the Commission if it does or doesn't; he felt the Commission should have had a look at this before it was submitted to the State. This contains material that Mr. Jaquess and his staff would find it difficult to live with once it gets further out into the public. Mr. Jaquess said he wasn't suggesting the Commission be constrained by that; he wanted the Commission to be aware there would be other steps involved insofar as timing.

Commissioner Bristow expressed a thought that the Subcommittee had; they did recommend to the Affordable Housing Director that a lot of this really belongs within his purview because people that were developing under affordable housing should have this available

to look at and they probably wouldn't go to the Housing Element to check it out. It might be alright to include it in here, but it is more usable under his department.

Mr. Jaquess said he supported the general direction of taking the bulk of the HIP program and leaving it as a non-General Plan policy issue; it is a very wise direction from an implementation standpoint.

Mr. O'Neill continued to summarize the Subcommittee's recommendations, referring to I-33 regarding phasing of affordable units in HIP programs.

Commissioner DeGroot referred to C3-b1(m); the Subcommittee commented that often when a PUD is filed the affordable housing element isn't necessarily designated on the plans, and it comes as a surprise after all the other units are sold, when an affordable housing unit comes into being. The Subcommittee felt that it should be designated when the PUD is filed so that later on they do not have complaints.

Mr. O'Neill said it was also brought out that currently it is possible for a HIP project not to phase the designated affordable units through the project development, but to save them to the end. It is also possible that they would be concentrated in one area and there are advantages and disadvantages to that. Commissioner DeGroot stated he felt they should be designated in advance.

Commissioner Bristow said she had a problem with the request from the Affordable Housing Director, indicating he would like to get the affordable phasing done before the very end of the project. Marketwise, Mrs. Bristow had a problem telling developers they had to do that, because she hears from most PUD developers that they don't want to put in the high density first. She would not want to make the developer do that. As Mr. DeGroot said, in a very large project, after it is built out as single family, and never indicates it might be an affordable project in the next five to ten years, there may arise a great deal of controversy at the time if the affordable portion is developed last. It might be wise to indicate in advance that it will be affordable.

Mr. O'Neill said the question remains, should there be a policy or program that mandates the phasing of the affordable part of a project, or should that be left up to the discretion of the builder.

The Commission concurred it was up to the Director of Affordable Housing to do that.

Commissioner Foster said he had a question on page I-45, C3-c3(d) which indicates to him the County wants to get in on the foreclosed housing business. Mr. Foster said Bank of America has a fair handle on what is going on. They have a staff of about 200, and they can't find the houses about half the time. A lot of those in the real estate business try to help them out, and he thought it would be a waste of the County's time and money to get involved. You can't compete with the banks that are having to do the foreclosure. He thought this was a statement that should not be in there; it is not appropriate and staff wouldn't be able to do anything with what little budget might be provided.

Chairman Easterday asked how this got in there in the first place. Mr. O'Neill agreed that staff did not want to express the intent of going into the real estate business, but rather to make available the new capabilities of the computer and other monitoring programs, which are able to assist the Housing Authority and other agencies, in being aware that there are properties available that might help their programs.

Commissioner DeGroot asked the Commission to back up to I-43; on Housing Program C3-c3(j) to establish a Housing Action Committee. He stated it was his feeling this wasn't necessary; it increases the bureaucracy, and he would prefer to see it deleted.

Commissioner Bristow concurred with Mr. DeGroot and said the next page, I-44, also has two policies discussing this same thing. The Subcommittee felt this was already being done and was an in-house action; she was not in favor of it.

Commissioner Foster said the reason the Housing Action Committee wouldn't be needed in his opinion was that we have the Housing and Community Development Office, that has a large staff working continually on housing, special funding, special bonding, etc. We have special staff connected with the Board of Supervisors that expedite this. We have the Housing Authority for San Bernardino County which owns and operates several thousand units and has Section 8 certificates for several thousand more. This small effort that is implied here, one-tenth of a staff position, would never fly when you are talking about the amount of budget that others are already utilizing within the County to accomplish the same thing. He agreed with the Subcommittee.

Commissioner Jennings said he would like to add something. In the front of the Housing Element on page 1, where it gives a description of the County and so forth, it talks about military installations; Twentynine Palms and Fort Irwin are mentioned, he would like to see staff add George Air Force Base.

Commissioner Jennings said on Page III-5, Table III-2, we give the projected cost breakdown of residential development; he wants to include a percentage there as to the costs government adds to the development of houses. Ms. Beardslee said they would research that and add it to the next draft.

Mr. Jaquess, said going back to the Housing Action Committee reference on page I-43, he understood the Commission was questioning the policies of that program. He asked if it was the Commission's intent to delete those programs, and if so, they really should delete the whole policy. If it is a desirable policy the Commission should reinstate some objectives.

Chairman Easterday responded that once again this is an item for discussion under the Affordable Housing Program.

Commissioner Foster said he had no problem with policy C3-c3; he suggested the Commission just needs a revised set of programs.

Commissioner Bristow said the Subcommittee's problem was the establishment of the Housing Committee, interested citizens, private firms, etc.

Commissioner Bristow referred to I-50. The Subcommittee wanted to bring this to the attention of the Commission, to determine whether they did or did not want to establish an infill identification program within the County. Not necessarily for affordable housing, but to target all areas that could be used for infill. Mrs. Bristow said it was her personal opinion that this was not necessary.

Commissioner Foster concurred with Mrs. Bristow that this program was unnecessary, stating the Yucaipa Community Plan Map has a lot of infill shown, and there is no need to generate a second map. Every community in the valley is that way. Mr. O'Neill asked for clarification if the program on I-50 was to be excluded. The Commission confirmed that.

Commissioner Bristow said the next policy she had problem with was "investigating the use of credits for deferred payments to County Service Areas and Improvement Zones." Those areas usually have set up those fees, because they need them to make the infrastructure work. Unless she hears testimony indicating otherwise, Commissioner Bristow did not think this was a good policy.

Mr. O'Neill suggested this type of program could be included in the on-going and much larger infill efforts of the CAO's office,

and perhaps through Brad Kilger of the Planning Office. This could be reworded to include exploration of these programs in the efforts of the CAO's office and Mr. Kilger.

Ms. Beardslee concluded by saying that staff would like to have this item continued to January 30, 1986. With the Commission's approval, they would like to allow a full morning or afternoon session to review the product.

Mr. O'Neill indicated the product they have at that time will reflect the Commission's direction, and community concerns expressed today, and have a line by line comparison of the existing Section 1, lined out with the recommended changes.

COMMISSION ACTION:

CONTINUE to January 30, 1986, 2:00 p.m.

MOTION:	Bristow	SECOND:	DeGroot
AYES:	Easterday, Jennings, DeGroot, Foster, Jennings, Krantz, Pope, Teeters		
NOES:	None		
ABSENT:	McDonald		

(Continued from 12-12-85 - PC)

COMMUNITY: COUNTYWIDE
PROPOSAL: Draft update to the 1981 Housing Element of the County Consolidated General Plan, which includes goals, policies, programs and background data and analysis to meet the housing needs of the unincorporated County as mandated by State Law.

Marilyn Beardslee, Planner, made presentation, commenting she was basically reviewing the element she discussed with the Commission on December 12, 1985. She stated she needed to clarify the Commission's direction on the urban infill program which is mentioned on pages 28, 55 and 57.

Commissioner Foster asked who served on the Subcommittee to review the Housing Element. Ms. Beardslee answered Commissioners Bristow and DeGroot.

Commissioner McDonald referenced page I-28, under "Description" there is discussion about the program applying to certain regions of the County, to be clarified at the RSA level. She asked who and how it would be decided to which regions it applied.

Michael O'Neill, Planner, responded that there are several policies covering infill. He asked the Commission if they wanted deletion of all policies on infill to be deleted, or just certain aspects; there are interrelated programs. Staff would like to determine the intent of the Commission. At this point, some have been taken out and some left in.

Commissioner McDonald agreed density and infill needed to be discussed. She stated she had a problem with the Description on page I-28, saying she didn't believe this could be looked at as projects come in. We are going to have to say what the areas are prior to a developer coming in.

Mr. O'Neill said the intent was to be as specific as possible. It was indicated by the Commission that they did not want to discriminate, so when we delete the level of specific application of the policy, we are left with nebulous statements such as this.

Commissioner McDonald asked what we would do with the statement. Mr. O'Neill answered we should define the programs.

Ms. Beardslee stated perhaps we could determine this at the RSA level. Mr. O'Neill said regarding HIP, perhaps infill policies could be tied in with that.

Commissioner McDonald said we haven't spent enough time exploring other incentives. There are incentives other than bonus density, particularly in the case of infill.

Mr. O'Neill said if we could encourage infill through bonus incentives as well as other incentives allowable within the law.

Chairman Easterday asked if we were in a rush to approve this because of the State. Mr. O'Neill answered it should have been done sometime ago. Chairman Easterday said we would like to make sure it is done right, even if it takes a little more time.

Deputy Planning Officer, Steve Wilson commented we don't want to send something to the Board of Supervisors without the Commission being comfortable with the contents. The June hearing for the General Plan Amendments is not that far away insofar as advertising, etc.

Mr. O'Neill commented Marv Shaw had pointed out that since this was written, the Board of Supervisors has adopted a policy on infrastructure and Mr. Shaw is here to comment on this element as it relates to infrastructure.

Mr. Shaw asked if the Commission had been updated on infrastructure policies. Chairman Easterday answered yes. Mr. Shaw said his suggestion was to acknowledge that the Board of Supervisors has adopted a policy and to the extent possible, incorporate that policy into the Housing Element. There are three policy items (in the Housing Element) related to infrastructure. Mr. Shaw asked that on pages I-53, I-54 and I-55 under heading of "Responsible Office/Department" that the "County Administrative Office" be added.

Mr. O'Neill said we need to deal with the infill policies, but perhaps we should listen to testimony from the residents that have come in. Mr. O'Neill continued, stating staff has incorporated most comments on the guidelines into the program and deleted special programs that had to do with Housing Action Committees.

Chairman Easterday called for testimony.

PUBLIC COMMENT/TESTIMONY:

Rachel Martin stated she was at a real disadvantage in knowing

what has been done. She stated there should be a letter before the commission from Desert Citizens for Better Planning as to some of their thoughts. She had the feeling as they went through meetings in the desert, one of the problems was that we were not going to spread affordable housing around, and we might not see much of it in the West Valley and none in the mountains. Her biggest concern was what seems to be a natural inclination to put low cost housing in the desert and valley and problems that will result due to the lack of transportation and jobs. This will confine the people who have problems to no way out of them. Ms. Martin said Mr. Shaw told her we were talking in terms of public housing when we talk of low cost housing. She said if this is what we are all understanding is meant by this, perhaps there is not really a problem, because public housing is a different ballgame. Low income housing seems to be well spread. Desert citizens know, that as a practical matter everyone must have their share of that kind of housing. The desert doesn't yet have the ability to provide jobs for young families in this low cost housing. Increasing densities is not acceptable to people there, yet there is a definite need to encourage infill because of infrastructure. She was interested in incentives to put in those kinds of developments. We need to be looking into open space for some of our inner areas insofar as fulfilling the need for the human spirit.

Myrtle Brown, Hesperia, hoped the Planning Commission would recognize and listen to concerns of RSA 32B. When the Master Plan was drawn up for Apple Valley, possible water scarcity was not considered. Ms. Brown asked that the Commission go ahead and finish the Housing Element, but the current situation must be recognized. The plan has been amended and considerable development has taken place. She thought the County should look at the plan and zoning with scarcity of water in mind. If water goes too low, it can damage the quality of the water. The upper basin is being overdrafted and this should cause us to take a more conservative stance. She recognized the pressures from the developers and State, but if overbuilding takes place, jobs that building will create will be lost. Ms. Brown suggested checking how many zone changes have been approved, how many units have been built, and what the resources are. As the area builds out, water contamination will occur. Soils close to the river are not being monitored as they should be. Wells have to be more shallow near the river to prevent pollution, and Ms. Brown said she didn't think this was being considered. There should be a preservation plan for the desert. Twenty to thirty percent of the area should be held for people to enjoy their surroundings. The County and State should set aside funds annually to provide for open areas. These don't have to be parks, they can retain the natural vegetation. We need to

be able to depend on our water supply for the future. Regarding infill Ms. Brown thought it was up to each section and the planners to decide which areas are most suitable. If you have the statistics you should be able to determine which areas are best for infill. If there was too much objection, you would have to back off.

Chairman Easterday took this opportunity to introduce Commissioner McDonald, from Twentynine Palms; Commissioner Tim Krantz from Big Bear, and Commissioner Chuck Jennings from Victor Valley.

Margaret Schnaidt said she was wondering why the Housing Element was done first. How can you plan a Housing Element without knowing the resources and infrastructure. Water is critical also. Her area has a mutual water company and both of their wells dropped ten feet this year. She asked if this plan was adopted, would it go into effect immediately, or will it be changed after other elements in the plan are developed.

Commissioner Krantz regarding the water conservation issue, said he shared the concern. There isn't a single water basin in California that is not in some kind of problem as far as overdraft goes, with the possible exception of Morongo Valley. We have to hold this element up along with others such as conservation. It will be used in conjunction with other elements. We recognize and share your concerns and would like to allay fears and tell you that these are goals and policies to provide housing in a sensible fashion, and development will have to be done in conjunction with other elements. There are many requirements in the other elements that place restrictions on water, etc. The other elements are in place and water service letters are required in development from the purveyor and the State speaks to water quality. The State has a monitoring program. There are several local State Water Quality Control Boards that have jurisdiction over the desert area. They are experts and have authority over the Planning Commission as to what limits are.

Mrs. Brown asked if they were involved with waste disposal and sewage. Commissioner Krantz answered yes. Mrs. Brown asked if the Housing Element supercedes the Master Plan. Chairman Easterday answered no, this element is mandated by the State and we are trying within the County and through public comment, to learn about and resolve issues.

Joan Brown asked why developers need incentive to engage in building housing. She related her question to density bonuses.

Mr. O'Neill said the State of California has provided mandatory

requirements for jurisdictions to provide certain incentives for affordable housing. The County also has a policy to encourage certain types of development in certain locations. Chairman Easterday called for additional testimony; none was offered. Chairman Easterday closed the public testimony portion of the hearing.

Commissioner Krantz stated to create density bonuses for housing could have effects on different concerns raised. He said he would like to get back to the case in point on infill incentives. We agree that it is good planning to encourage orderly growth and we want to encourage housing in an area where infrastructure is in place, rather than putting it in where there are no facilities yet. Mr. Krantz agreed with Commissioner McDonald that bonuses might not be appropriate in desert areas as opposed to an urban center such as San Bernardino. Mr. Krantz referred to page I-57, "Housing Program C3-el(e):" perhaps it should state "Explore development incentives for properties identified as infill properties." You could examine what is suitable from downtown San Bernardino as opposed to Victor Valley and have a policy statement that we will try to find areas for infill.

Commissioner McDonald agreed with this statement.

Commissioner Bristow questioned if the Commission did that would they need to specify what we are talking about regarding "other incentives".

Mr. O'Neill commented there is a statement in State law that considers options in to make incentives available through the Housing Incentive Program and other programs. Mr. O'Neill did not think it was required to specifically state how we were doing it. He indicated he would go back and check to be sure.

Commissioner Foster noted the Commission has been involved in the Subdivision Ordinance plus others, and he didn't feel totally able to comment on revisions to the Housing Element today. He would feel better with extra time to review it.

Commissioner Bristow agreed. It is easier to start at the beginning and go through rather than just look at the changes. If the Commission has the time, it makes more sense to go back and go through this in total.

Steve Wilson, Deputy Planning Officer, said there are options. As Commissioner Bristow has indicated, it is better to go through the whole document. If more time is needed than we have today, there is time next week on February 6, and again in two weeks time.

Chairman Easterday asked the Commissioners if one week was enough time for review. Chairman Foster said February 6 was a bad date because of subdivision hearings--the 13th would be better.

Mr. O'Neill noted there was also the option of a Subcommittee workshop.

Mr. Shaw asked the Planning Commission to determine to what extent they want staff to pursue regionalization of the infrastructure program. He noted there is a general statement about pursuing RSA incentives in one of the affordable housing policies. He said he had previous experience with a more regionalized program. He countered that we can go to the other end of policy to the extent that it is possible to focus in on communities and reflect local prices and incentives. Mr. Shaw stated he would like to clarify the issue of Community Plans and housing incentives, noting this is truly a policy issue for the Commission's direction.

Commissioner McDonald noted it is difficult to make a policy fit such a large and varied County. She said if Mr. Shaw was asking the Commission to look at RSA differences and incentives, she would like to pursue that.

Mr. Shaw said if the element is to be meaningful, the more direction the Commission can give them on this broad policy, the more effective he will be insofar as affordable housing programs.

Commissioner McDonald noted that when the Commission originally talked about HIP problems in making one policy or price range for everything, it seemed insurmountable. She would like staff to pursue different incentives.

Commissioner Foster said he didn't think this should be included in the Housing Element. We tried that in previous meetings and could not do it. The Housing Element does not need that kind of detail. We tried to make that point when interest rates were 12 to 14%. Now that the interest rate has dropped, we have incentives coming out our ears. Insofar as HIP, it should be handled separately also.

Commissioner McDonald said this was not all directed toward the Housing Element. She thought the Housing Element should include the discussion about different areas for infill programs at the RSA level, plus have some kind of standards and so forth.

Mr. Shaw said this was something we could follow through on in the Subcommittee workshop.

ITEM #3 Continued

P. C. HEARING: 1-30-86

COMMISSION ACTION:

CONTINUE hearing of the Draft Update to February 13, 1986, 9:00 a.m., for the purpose of a Subcommittee Workshop on the Housing Element on February 4, 1986, 1:00 p.m.

MOTION: Foster SECOND: McDonald

AYES: Easterday, Bristow, DeGroot, Foster, Krantz, McDonald,
 Pope, Teeters

NOES: None

ABSENT: Jennings

Chairman Easterday confirmed that Commissioners Bristow, DeGroot and McDonald would participate in the Subcommittee Workshop.

(Continued from 1-30-86 - PC)

COMMUNITY: COUNTYWIDE
PROPOSAL: Draft update to the 1981 Housing Element of the County Consolidated General Plan, which includes goals, policies, programs and background data and analysis to meet the housing needs of the unincorporated County as mandated by State law and review the proposed Environmental Determination of a Negative Declaration as recommended by planning staff.

Marilyn Beardslee, Planner, noted at the last meeting we decided to go into a Subcommittee Workshop for the purpose of reviewing the Housing Element, and revisions thereto, in its entirety. This was done last week and the Commission now has before them an amended version of the Goals, Policies and Programs of the Housing Element. Ms. Beardslee asked that the Planning Commission recommend approval of the amended Housing Element to the Board of Supervisors.

Commissioner Bristow commented that the Subcommittee had gone over the entire Housing Element, word for word, and were in agreement with revisions.

COMMISSION ACTION:

RECOMMEND the Board of Supervisors **ADOPT** Alternative #1, to **AMEND** the Housing Element of the Consolidated General Plan as presented in the amended draft 1985-1990 Housing Element; **ADOPT** findings presented by staff; **ADOPT** the Negative Declaration; and **FILE** a Notice of Determination.

MOTION: Foster SECOND: DeGroot
AYES: Easterday, Bristow, DeGroot, Foster, Krantz, McDonald,
Pope, Teeters
NOES: None
ABSENT: Jennings

MINUTES OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA

FEBRUARY 24, 1986

PLANNING: FIRST CYCLE 1986 GENERAL PLAN AMENDMENTS: PROJECT 7:
HOUSING ELEMENT: COUNTYWIDE: BOARD OF SUPERVISORS: INDICATE
INTENT TO ADOPT: CONTINUE TO 3/10/86 FOR ADOPTION OF
RESOLUTION:

The Board conducts a hearing on Project 7 of the First Cycle 1986 General Plan Amendments; Board initiated General Plan Amendment to update the Housing Element of the Consolidated General Plan, which includes goals, policies, programs and background data and analysis regarding housing needs of the unincorporated areas of the County.

Notification as required has been made by publication in The Sun, the Apple Valley News, the Hesperia Resorter, the Daily Press, the Desert-Dispatch, the Daily Report and the Hi-Desert Star, newspapers of general circulation, and by mailing to list on file in the office of the Clerk.

Michael O'Neil, of Planning, presents the staff report, a copy which is on file in the office of the Clerk. He states staff recommendation is to adopt the 1985-1990 Housing Element update as amended.

On call of the Chairman, no opposition is presented either orally or in writing.

On motion by Supervisor Skropos, seconded by Supervisor Riordan and carried, the Board of Supervisors indicates an intent to adopt the 1985-1990 Housing Element update as amended and continues the matter to MONDAY, MARCH 10, 1986 AT 1:30 P.M. for adoption of the resolution.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: Joyner, Riordan, Skropos, McElwain

NOES: None

ABSENT: Hammock

* * * * *

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } ss.

I, MARTHA M. SEKERAK, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by said Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of February 24, 1986

2/28/86 es #104
cc: Planning (3)
Bldg & Safety
Surveyor
Transportation
Co. Counsel
File

MARTHA M. SEKERAK
Clerk of the Board of Supervisors

By _____
Deputy

MINUTES OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA

MONDAY, MARCH 10, 1986

PLANNING: FIRST CYCLE 1986 GENERAL PLAN AMENDMENTS: PROJECT 7:
HOUSING ELEMENT: COUNTYWIDE: BOARD OF SUPERVISORS: APPROVED:

On February 24, 1986, the Board conducted a hearing on Project 7 of the First Cycle 1986 General Plan Amendments; Board initiated General Plan Amendment to update the Housing Element of the Consolidated General Plan, which includes goals, policies, programs and background data and analysis regarding housing needs of the unincorporated areas of the County and indicated and intent to adopt the 1985-1990 Housing Element update as amended, and continued to this date for adoption of General Plan Amendment Resolution 86-90. Any testimony or discussion at the public hearing is filed with the General Plan Amendment.

Notification as required has been made by publication in The Sun, the Apple Valley News, the Hesperia Resorter, the Daily Press, the Desert-Dispatch, the Daily Report and the Hi-Desert Star, newspapers of general circulation and by mailing of notices to list on file in the Office of the Clerk.

On motion by Supervisor Joyner, seconded by Supervisor Skropos and carried, the Board of Supervisors hereby:

1. Adopts the Negative Declaration for the reclassification and directs the Clerk to file a Notice of Determination.
2. Adopts the following three findings as contained in staff report on file in the Office of the Clerk:
 - . The Environmental Impact Report for the 1979 Consolidated General Plan with Housing Element Addendum constitutes adequate review for this update and that this project will not have any additional significant effect and a negative declaration according to Section 15153(c) of the CEQA has been prepared.
 - . The proposed amendment is consistent with and promotes policy and action items of the Consolidated General Plan text regarding housing.
 - . The proposed amendment is necessary to produce a Housing Element that conforms with State housing law and guidelines.
3. Adopts the 1985-1990 Housing Element update as amended.

MINUTES OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA

MONDAY, MARCH 10, 1986

Page 2 - PLANNING: FIRST CYCLE 1986 GENERAL PLAN AMENDMENTS:
PROJECT 7: HOUSING ELEMENT: COUNTYWIDE: BOARD OF SUPERVISORS:
APPROVED:

PASSED AND ADOPTED by the Board of Supervisors of the County
of San Bernardino, State of California, by the following vote:

AYES: Joyner, Riordan, Skropos, Hammock
NOES: None
ABSENT: McElwain

* * * * *
STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } ss.

I, MARTHA M. SEKERAK, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by said Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of 3/10/86.

SMR Item #87
Project 7

cc: Planning-Marilyn

MARTHA M. SEKERAK
Clerk of the Board

By Susan M. Ramos
Deputy

2. GENERAL PLAN CONFORMANCE

The Housing Element is only one of seven elements in the County's Consolidated General Plan. In addition, community plans and specific plans govern the development of subareas of the County. The authors of the Land Use Element, community plans, and specific plans considered housing issues during their development and so are consistent with the policy direction of the adopted Housing Element.

Since San Bernardino County has an extensive and active housing program, few changes were proposed to the adopted housing goals, policies, and action items. These changes will not affect consistency with other elements of the consolidated General Plan. They are designed to address specific housing needs that have been identified since the previous element was designed and to improve monitoring of housing element performance.

3. MONITORING AND MAINTENANCE

Because of the dynamic nature of local conditions and needs, periodic review and revision of the housing element is critical to assure relevance and achievement of its objectives.

This review and revision shall take place on an annual basis with a major revision once every five years, as required by State law.

Once a year the Land Management Department shall submit a status report to the Planning Commission for each housing program. Upon review of the report, the Planning Commission shall recommend to the Board of Supervisors whether or not revision to the element or programs is needed or can be deferred to the next year.

During the course of an annual review, the Land Management Department shall cause an investigation to be made and shall submit a report to the County Board of Supervisors covering each of the following areas:

- (1) Households assisted and housing units constructed for each RSA by income group for the preceding year.
- (2) Progress implementing ordinance amendments and developing programs contained in this revised Housing Element.
- (3) Any other investigation deemed necessary by the Planning Commission.

E. COUNTY OF SAN BERNARDINO HOUSING INCENTIVE PROGRAM (HIP)

The County of San Bernardino is committed to encouraging the construction of housing developments that comprise 25% or more "affordable housing". The Housing Element of the Consolidated General Plan provides incentives to stimulate affordable housing development; however, this program does not apply to the Chino Hills specific Plan area.

INCENTIVE #1

Bonus Densities

Maximum bonus densities ranging from 50% to 100% above General Plan designated densities may be granted to housing developments in proportion to the percentage of affordable units provided as per the respective Income Group's Bonus Density Ratio.

FOR-SALE HOUSING
DENSITY BONUS ALLOCATIONS

<u>INCOME GROUP</u>	<u>MAXIMUM BONUS DENSITY</u>	<u>% AFFORDABLE REQUIRED FOR MAXIMUM BONUS DENSITY</u>
Moderate II Up to 120% of Median	50%	50%
Moderate I Up to Median Income	75%	50%
Lower	100%	25%

RENTAL HOUSING
DENSITY BONUS ALLOCATIONS

<u>INCOME GROUP</u>	<u>MAXIMUM BONUS DENSITY</u>	<u>% AFFORDABLE REQUIRED FOR MAXIMUM BONUS DENSITY</u>
Lower Up to 80% of Median	100%	25%
All Other Income Groups	25%	25%

The following criteria apply:

1. The housing development contains 25% or more affordable units.
2. The project is not a lot-sale only project. Rather, it is sold as a completed living unit in which dwelling units are provided on each lot or mobilehome space.
3. The applicant agrees to enter into a Developer Agreement with the County at the time of final approval to ensure that all the designated affordable housing units comply with the following conditions:
 - a. Owner occupancy
 - b. Sales price/rental limitations (updated annually by the Environmental Public Works Agency)
 - c. Buyer/renter income limitations (updated annually by the Environmental Public Works Agency):
 - (1) For-sale Housing: Purchaser's income shall not exceed the published maximum. However, this restriction applies only for the three-month period following issuance of final County Office of Building and Safety approval. After that time, no purchaser income restrictions apply.
 - (2) Rental Housing: Renters income shall not exceed the maximum at the time unit is rented.

In all cases, the granting of density bonuses shall be at the discretion of the Planning Commission and the Board of Supervisors. Bonus densities will be evaluated against the pre-application criteria, as well as other standard criteria relating to design, natural resource constraints, and public safety.

INCENTIVE #2

General Plan Amendments

State legislation regarding affordable housing has removed the restriction that the General Plan may not be amended more than three times a year. An Affordable Housing General Plan amendment may be considered and adopted at any time throughout the year.

INCENTIVE #3

Processing and Scheduling

All Affordable Housing applications are entitled to first-priority approval and processing.

INCENTIVE #4

Reduced Development Fees

For every 10% increment of affordable housing units provided, the applicant is entitled to a corresponding 5% reduction in development fees.

INCENTIVE #5

Project Supervisor

The Deputy Administrator for Affordable Housing, as a service to the affordable housing applicant, is available to serve as an ombudsman to assist affordable housing applications through the development review process.

MAXIMUM SALES PRICES

EAST VALLEY AND DESERT REGIONS

	<u>LOWER</u>	<u>MODERATE I</u>	<u>MODERATE II</u>
	80% of Median Income (\$18,720) or Less	Median Income (\$23,400) or Less	120% of Median Income (\$28,080) or Less
<u>INTEREST RATE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>
10%	\$45,427	\$58,454	\$84,507
11%	42,261	54,380	78,618
12%	39,455	50,769	73,398
13%	36,959	47,550	68,755
14%	34,731	44,691	64,611

WEST VALLEY AND MOUNTAIN REGIONS

	<u>LOWER</u>	<u>MODERATE I</u>	<u>MODERATE II</u>
	80% of Median Income (\$23,696) or Less	Median Income (\$29,120) or Less	120% of Median Income (\$34,944) or Less
<u>INTEREST RATE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>
10%	\$58,120	\$74,375	\$106,775
11%	54,069	69,192	99,334
12%	50,470	64,598	92,739
13%	47,286	60,512	86,872
14%	44,436	56,865	81,637

CHINO HILLS SPECIFIC PLAN AREA

	<u>LOWER</u>	<u>MODERATE I</u>	<u>MODERATE II</u>
<u>INTEREST RATE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>	<u>MAXIMUM SALES PRICE</u>
10%	\$44,981	\$72,482	\$105,483
11%	41,846	67,432	98,133
12%	39,068	62,954	91,617
13%	36,957	58,972	85,822
14%	34,391	55,417	80,649

No restrictions regarding minimum numbers of bedrooms or unit size apply. Total housing costs include Principal, Interest, Taxes, Insurance, and a sixty dollar (\$60.00) per month cost for Homeowners Association dues and a minimum utility allowance (ninety dollars [\$90.00] in Chino Hills Specific Plan area).

Revised 10/84

MAXIMUM RENTAL RATES

Twenty-five percent of units in a rental development must be reserved for low-income persons. Low income is defined as 80% of region's median income, as adjusted for family size:

1 Person Household	= \$14,550
2 Person Household	= \$16,650
3 Person Household	= \$18,700
4 Person Household	= \$20,800
5 Person Household	= \$22,100
6 Person Household	= \$23,400

20% of the units in each project must be rented at affordable rents. These rents as as follows:

<u>Studio or 1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>
\$416	\$520	\$585

Revised 5/24/84

APPENDIX F. PROPOSED SMALL-LOT ORDINANCE

Section 84.0320 SITE APPROVAL

(a) Site Approvals are intended to provide an opportunity to review the location and manner of development of land uses prior to their implementation. Uses subject to Site Approval are established through the Administrative Review procedure. Once established minor expansions and adjustments to uses that are subject to a Site Approval may be accommodated through the Revised Site Approval process.

(b) Site Approvals

(1) Whenever it is stated that a land use is permitted subject to a Site Approval, the Planning ~~Director~~ Officer ~~may~~ shall review and act to approve, deny or modify the ~~upon~~ applications for Site Approval.

(2) Procedure: Administrative Review

(3) The Planning ~~Director~~ Officer may hold an advertised meeting to consider evidence and take testimony prior to acting upon an application for a Site Approval.

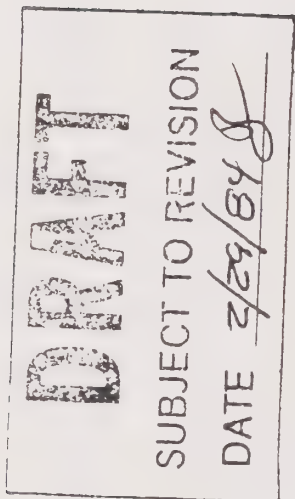
(4) ~~(3)~~ Prior to acting upon an application for a Site Approval, the reviewing authority shall find that all of the following are true:

(A) That the site for the proposed use is adequate in size and shape which shall mean an ability to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping, and other features pertaining to the application.

(B) That the site for the proposed use has adequate access which shall mean that the site design incorporates street and highway limitations.

(C) That the use will not have a substantial adverse effect on abutting property or the permitted use thereof, which shall mean that the use will not generate excessive noise, vibration, traffic or other disturbance.

(D) That the proposed use is consistent with the goals, policies, standards and maps of the General Plan, or any applicable community plan or specific plan.



- (E) That the lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

(c) Design Site Approval

- (1) Whenever it is stated that a land use is permitted subject to a Design Site Approval, the Subdivision Review Committee shall review and the Planning Officer shall act to approve, deny or modify the request for Design Site Approval.

(2) Procedure:

Subdivision Review Committee: Staff Review Without Notice

Planning Officer: Administrative Review

- (3) Prior to approving a request for Design Site Approval, the Reviewing Authority shall find that the following are true:

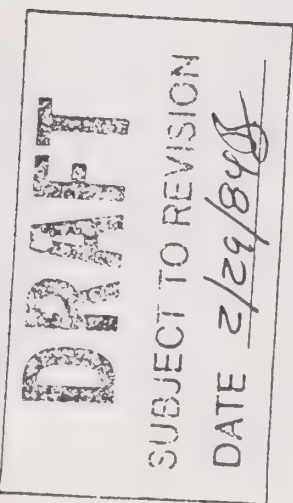
- (A) That the proposed development is consistent with the General Plan and any applicable community plan or specific plan.

- (B) That the site for the proposed development is adequate in size, shape and physical characteristics to accommodate the proposed development, including all yards, open spaces, setbacks, walls and fences, parking areas, loading areas landscaping and other features.

- (C) That improvements required per the conditions of approval, and the manner of development, adequately address all natural and man-made hazards associated with the proposed development and the project site; including, but not limited to flood; seismic, fire and geologic hazards.

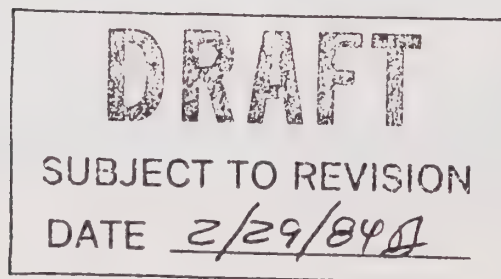
- (D) That the site for the proposed development has adequate access, which shall mean that the site design and conditions of approval consider the limitations of existing streets and highways.

- (E) That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of adjacent properties.



(d) ~~(e)~~ Revised Site Approval

- (1) In those instances involving use types that require a Site Approval, the County ~~Director of Building Official and Safety~~ may approve plans for the expansion or adjustments of such development when it complies with all of the following conditions:
- (A) Building or use expansion is incidental to an existing use.
 - (B) The building or use expansion does not result in a change of use.
 - (C) Building or use expansion involves less than a twenty-five percent (25%) increase in ground area covered by structures associated with said use.
 - (D) Building or use expansion does not involve an increase in the overall area of the site greater than ten percent (10%).
 - (E) Building or use expansion in the opinion of the ~~Director of Building Official and Safety~~ would not have a substantial adverse effect on abutting property.
 - (F) Building or use expansion complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the ~~Director of Building Official and Safety~~.
- (2) Procedure: Staff Review Without Notice.

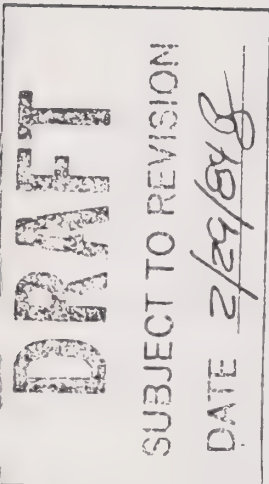


CHAPTER 2 DISTRICTS

Section 86.0201 SINGLE-FAMILY RESIDENCE (R-1) DISTRICT

(a) General Uses Permitted

- (1) One-family dwelling on each lot.
- (2) Truck gardening, tree farming, nurseries and greenhouses used only for the propagating and cultivating of plants, provided that:
 - (A) Retail sale from the premises of such products or commodities raised on the property and use of a sign not exceeding two (2) square feet, shall be permitted only on lots having an area of at least twenty thousand (20,000) square feet.
- (3) Small livestock, cows, goats and fowl may be kept on areas of five (5) acres or more prior to residential use, subject to the following limitations:
 - (A) One (1) cow or two (2) goats for each one (1) acre in area of the parcel of land on which the same are kept, or one hundred (100) fowl for each one-quarter (1/4) acre in area of the parcel of land on which same are kept; and further, that such animals or fowl be kept at least fifty (50) feet from front property line, and seventy (70) feet from buildings used for human habitation, public parks, schools on adjoining lots or parcels.
- (4) Cats and dogs, not to exceed the keeping of two (2) cats and two (2) dogs over four (4) months old.
- (5) Public and private uses as follows shall be permitted if the site approval is approved, as provided in Section 84.0320:
 - (A) Civic or community clubs.
 - (B) Country clubs, including the incidental serving of alcoholic beverages, together with golf courses, excepting miniature courses, and similar commercial enterprises.
 - (C) Fire and police stations.
 - (D) Schools, excluding colleges or universities.



- (E) Churches, excluding rescue missions or temporary revival.
- (F) Cemeteries.
- (G) Museums, not operated for profit.
- (H) Parks and playgrounds.
- (I) Electrical distribution substations.
- (J) Social care facilities for a total of seven (7) or more persons, excluding operator, operators, family and staff.
- (K) Conference centers, including incidental serving of alcoholic beverages.
- (L) Lakes - private.
- (M) Mobilehome parks.

(b) Accessory Uses Permitted

- (1) Guest house (bathroom plumbing only).
- (2) Private garage with space for maximum of four (4) cars.
- (3) The keeping of exotic animals with the approval of the Environmental Health Services Department and with a valid permit from the Public Health Department.
- (4) Board and room, not to exceed two (2) persons, without kitchen privileges.
- (5) The keeping of horses (private stables) on lots of twenty thousand (20,000) square feet and over in area, the number of horses permitted on any lot or parcel being limited to one (1) horse for each ten thousand (10,000) square feet of lot area, up to a total of six (6) horses.
- (6) Educational Animal Project
- (A) "Educational Animal Project", for the purpose of this provision, shall mean an animal-husbandry activity which is part of an educationally-oriented youth program or organization.

- (B) The following number of animals shall be permitted as a project:

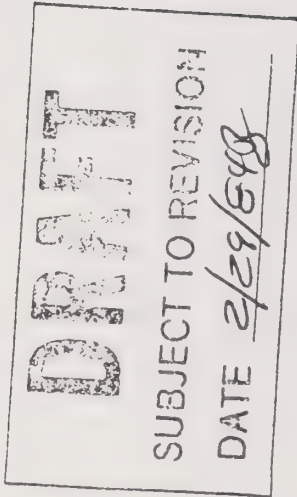
<u>Permitted Number</u>	<u>Maximum Animals</u>
One bovine per 20,000 sq. ft., or	3
Two calves per 10,000 sq. ft., (To a max. age of six months) or	9
Two sheep per 10,000 sq. ft., or	9
Two goats per 10,000 sq. ft., or	9

- (C) Combinations of the above-listed animals shall be permitted provided the total density shall not exceed that herein specified, except in the case of young animals born to the project animal, which may be kept in the R-1 District until such animals are weaned.

- (D) The keeping of an educational animal project shall be subject to the following: A permit issued by the Department of Environmental Health Services as provided in Title 3 of the San Bernardino County Code. The educational animal project shall be kept only on an improved and occupied lot or parcel.

- (I) Such animals shall be kept at least seventy (70) feet from buildings used for human habitation, public park, school, hospital or church buildings on adjoining lots or parcels, and shall maintain a clearance of at least five (5) feet from interior side and rear property lines, and fifteen (15) feet from side street rights-of-way, excepting an alley or bridle path, unless the animals are confined by a five (5) foot chain link fence or a five (5) foot wood fence with horizontal members no more than six (6) inches apart, which fence may be located on an interior side or rear lot line and fifteen (15) feet from a side street rights-of-way. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.

- (II) Exception: Those parcels of land upon which a use of keeping and maintaining a horse, or horses, has been established prior to the date of construction of a building used for human habitation located on a neighboring parcel, regardless of any other provisions of this Code, shall have applicable to them a nonconforming use right pursuant to



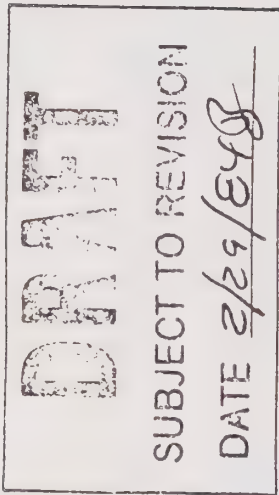
Sections 87.2001-87.2007 inclusive. Such nonconforming use right shall be only that a horse or horses may be kept at a minimum of fifty (50) feet from buildings used for human habitation on adjoining lots or parcels providing the following are complied with:

- Shall maintain a clearance of at least five (5) feet from interior side and rear property lines.
- Shall maintain a clearance of fifteen (15) feet from side street rights-of-way, excepting an alley or bridle path.
- Fencing located within the seventy (70) foot setback area pursuant to Section 86.0201(b)(5)(A) which is used specifically for the confining of horses shall be five (5) feet in height and constructed of solid wood, masonry or other appropriate screen materials. Otherwise the fencing and the keeping of horses shall comply with Sections 86.0201(b)(5)(I).

(III) The location of corrals, fenced enclosures, barns, stables, stalls and similar enclosures used to confine horses, shall conform to the clearances as set forth in this Section and Sections 87.0601-87.0605 inclusive, Street Setback Regulations. Whenever the words "keeping" or "kept" are used in this section, it shall mean and include maintaining, grazing, riding, leading, exercising, tying, hitching, stabling and allowing to run at large. The foregoing, however, shall not preclude the riding or leading of horses to or from the premises in order to gain access to a bridle path, alley or street.

(IV) Fences shall maintain a height of at least five (5) feet and shall be of such construction as to preclude the escape of horses.

(7) Chickens, rabbits or other similar fowl or small animals, separately or by combination shall not to exceed twenty-five (25) in number and shall comply with County Health requirements on lots having a minimum area of 7,200 square feet.



(8) Social care facilities that will accommodate up to and including six (6) cared-for persons, excluding operator, operators, family and staff.

(9) Maximum permitted gross floor area for a building or structure of an accessory use shall be one thousand (1,000) square feet; excepting those accessory uses conducted within the principal residential living unit.

(c) Transitional Uses Permitted

Transitional uses shall be permitted where the side of a lot abuts a lot in a less restrictive district, provided such transitional use does not extend more than sixty-five (65) feet from the boundary of the less restricted district which it adjoins as follows:

(1) Two-family dwelling with the same area requirements as in the "R-2" District.

(2) Public parking area when located and developed as required in Sections 87.1001 - 87.1030.

(d) Other Uses

Other uses similar to the above listed uses if approved by the Countywide Planning Commission at a public hearing, as provided in Section 86.0130(b) and (c).

(e) Sign Requirements

Sign regulations as provided in Sections 87.1201 - 87.1225.

(f) Parking Requirements

Automobile parking requirements as provided in Sections 87.1001 - 87.1030.

(g) Height Limitations

Building or structures and the enlargement of any buildings or structures shall be hereafter erected or maintained not to exceed thirty-five (35) feet in height, with a maximum of two and one-half (2 1/2) stories in the Valley and Desert areas. In the Mountain areas the maximum height shall not exceed thirty-five (35) feet.

DRAFT

SUBJECT TO REVISION

DATE 2/29/84 JS

(h) Standard Minimum Areas and Dimensions of Lots

- (1) Each interior lot or parcel shall have a width of not less than sixty (60) feet at the building setback line, a depth of not less than one hundred (100) feet, and a net area of not less than seven thousand two hundred (7,200) square feet.
- (2) Each corner lot or parcel shall have a width of not less than seventy (70) feet at the building setback line, a depth of not less than one hundred (100) feet, and a net area of not less than seven thousand two hundred (7,200) square feet.
- (3) Each lot or parcel on a dead-end street, cul-de-sac, or on a curved street where the side lines thereof are diverging from the front to the rear of such lot or parcel, shall have a width of not less than sixty (60) feet, measured along the building setback line established by the required front yard for the main building and between the side lines of such lot or parcel.
- (4) Each lot or parcel on a curved street where the side lines thereof are converging from the front to the rear of such lot or parcel, shall have an average width of not less than sixty (60) feet.
- (5) All buildings, together with their accessory buildings, shall occupy not more than forty percent (40%) of the area of the lot.
- ~~(6) Where a minimum area requirement greater than the seven-thousand two hundred (7,200) square feet required is requested and established in the district, it shall be designated by a number following the district designation symbol; numbers less than one hundred (100) indicating acres, and numbers more than one hundred (100) indicating minimum square feet of area required per lot.~~

(i) Minimum Areas and Dimension of Lots Having an Area of Less Than 7,200 Square Feet

- (I) Each interior lot or parcel shall have a width of not less than forty-five (45) feet at the building setback line and a depth of not less than ninety (90) feet.
- (II) Each corner lot or parcel shall have a width of not less than fifty (50) feet at the building setback line and a depth of not less than ninety (90) feet.

DRAFT

SUBJECT TO REVISION

DATE 2/29/84

(III) All buildings, together with their accessory buildings, shall occupy not more than fifty percent (50%) of the area of the lot.

(j) ~~(i)~~ Front Yard Required

See Sections 87.0601 - 87.0605, Street Setback Regulations

(k) ~~(j)~~ Interior Side Yard Required

Interior side yards on each side of each lot shall be not less than ten percent (10%) of the width of the lot, provided that such interior side yard shall be not less than three (3) feet and need not exceed five (5) feet in width.

On all parcels created after January 9, 1969, one (1) side yard of an interior lot shall be no less than ten (10) feet in width, unless access to the rear yard is provided by a dedicated alley or other dedicated right-of-way.

(l) ~~(k)~~ Rear Yard Required

Rear yards on each lot shall be not less than fifteen (15) feet.

(m) ~~(l)~~ Side Street Yard Required

See Sections 87.0601 - 87.0605, Street Setback Regulations

(n) Adjustments of Lot Size Requirements

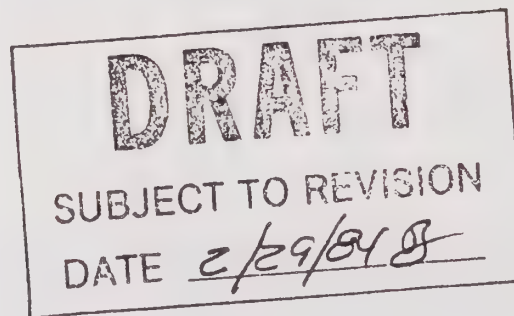
(1) Where a minimum area requirement greater or less than the seven thousand two hundred (7,200) square feet required is requested and established in the district, it shall be designated by a number following the district designation symbol; numbers less than (100) indicating acres, and numbers more than one hundred (100) indicating minimum square feet of area per lot. Provided, however, that no area requirement of less than five thousand (5,000) square feet shall be established.

(2) Requests for subdivisions within an R-1 zone requiring a minimum lot area of less than seven thousand two hundred (7,200) square feet shall be accompanied by a Design Site Approval in accordance with the provisions of Section 84.0320.

(3) Design Site Approvals approved in accordance with the provisions of this Section shall address the design of the

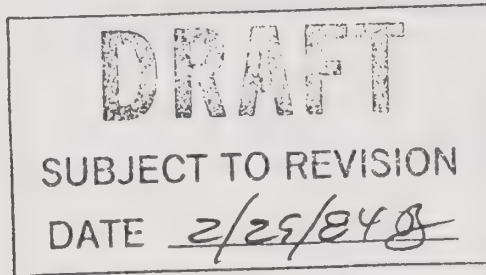
proposed subdivision and the design and location of principle structures to be constructed within the proposed subdivision including but not limited to:

- (A) The height, bulk and separation of structures within the proposed subdivision; and the relationship of structures within the proposed subdivision to structures located on adjoining properties;
 - (B) Circulation within the proposed subdivision including provisions for off-street parking and pedestrian traffic.
 - (C) The adjustment of building setbacks or required yards and open space subject to the minimum requirements established in Section 86.0201(i).
- (4) The provisions of this Section shall not be construed as requiring County review of colors, construction materials or similar aesthetic details associated with residential structures.



Section 87.1501 LARGE-SCALE HOUSING PROJECT PROCEDURE

Any development project that constitutes a large-scale housing project under an applicable zone or land use district is subject to a ~~public hearing~~ Design Site Approval in accordance with the provisions of Section 84.0320.



CHAPTER 3 MODIFIED SUBDIVISIONS

Section 89.0301 INTENT

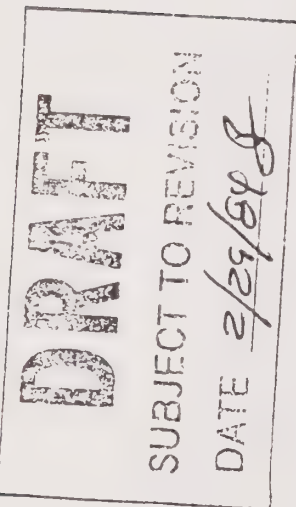
It is the intent of this chapter to provide for greater flexibility in the design of conventional single-family residential subdivisions than would be possible through the strict application of the standard lot design regulations of a zone or land use district, so as to achieve a more efficient use of the land and to create a more affordable living environment, while preserving the integrity of the surrounding single-family neighborhoods.

The Development Code standards and regulations for conventional single-family residential subdivisions may be modified as provided herein, provided the applicant demonstrates that the proposed project meets the intent of this chapter.

Section 89.0305 DENSITY TRANSFER

- (a) Minimum lot sizes less than that permitted by the underlying zone or land use district shall be permitted to preserve and minimize disruption of unique natural resources or to promote a more efficient use of the land by discouraging the subdivision of marginally developable land, through the transfer of dwelling unit densities from one portion of a project site to another. The following lot design standards shall be met:

- (1) Lot Density: The gross density permitted by the General Plan shall not be exceeded.
- (2) Lot Size: The minimum lot size of the proposed project shall not be less than fifty percent (50%) of the minimum permitted lot size of the underlying zone or land use district. In no case shall the minimum lot size be less than 4,000 square feet for single-family detached developments and 3,600 square feet for zero lot line attached unit projects.
- (3) Lot Coverage: For lots with a lot area less than 7,200 square feet, the maximum lot area coverage shall be 50%.
- (4) Lot Width and Frontage: The mean length to mean width ratio for lots less than 7,200 square feet ~~shall~~ should be 3 to 1. For lots 4,000 square feet in size or greater the minimum street frontage measured at the right of way shall not be less than forty (40) feet. For lots less than 4,000 square feet the minimum lot frontage shall be thirty (30) feet. A non-rectangular lot on a cul-de-sac turnaround shall have a street frontage of not less than twenty-five (25) feet.



Section 89.0310 SETBACK VARIATION

- (a) ~~(5) Setback Requirements:~~ One or more setbacks required by the underlying zone or land use district may be reduced or waived, provided the lot area coverage requirements of the zone or land use district are met. In no case shall the minimum separation of buildings on adjacent lots be less than ten (10) feet; excepting, however, for adjacent lots where a common wall is shared in a zero side yard attached dwelling unit project.

Section 89.0310 DENSITY BONUSES

Minimum lot sizes less than that permitted by the underlying zone or land use district may be permitted, subject to the lot design standards of Section 89.0305(a), when increases in density are granted through the density bonus provisions of the General Plan and the Development Code.

Section 89.0315 EASEMENTS AND AGREEMENTS

- (a) For zero lot line projects where detached dwelling units are to be constructed upon a lot line, a maintenance easement shall be provided on the adjacent lot, along, and parallel to, the zero lot line dwelling. Said easement shall grant access to the owner(s) of the zero lot line dwelling for purposes of maintaining the zero lot line wall.
- (b) When an on-site density transfer has been granted per the provisions of this chapter, as a condition of subdivision approval the reviewing authority shall require that the applicant enter into an agreement with the County, to be signed and recorded with the final recorded subdivision map(s). This agreement shall run with the land and be binding upon any future owners of the parcel(s) from which the dwelling unit density was transferred, and shall stipulate what development restrictions if any shall be placed upon the future use or division of the parcel(s) as a condition of subdivision approval and granting of density transfer per the provisions of this chapter. The agreement shall also set forth the requirements for proper maintenance of the parcel(s) and the circumstances under which the terms of the agreement may be waived.

Section 89.0320 SITE PLAN REVIEW

- (a) When lot sizes less than that permitted by the underlying zone or land use district are requested, a Design Site Approval ~~site plan~~ shall be submitted in accordance with the provisions of Section 89.0320 ~~as part of the subdivision application~~ to consider the

DRAFT

SUBJECT TO REVISION

DATE 2/29/88

relationship of building siting to the size, shape and layout of the lots and circulation within the proposed subdivision, including provisions for off-street parking and pedestrian traffic.

DRAFT

SUBJECT TO REVISION

DATE 2/29/84

PLPS10



600 South Commonwealth Avenue • Suite 1000 • Los Angeles • California • 90005 • 213/385-1000

November 13, 1985

Ms. Marilyn T. Beardslee
Environmental Public Works Agency
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Dear Ms. Beardslee:

This letter is written to supplement John Oshimo's letter of October 31, 1985 to you on the subject of the SCAG-82 and SCAG-82 modified housing forecasts by RSA in the County of San Bernardino.

The basis for our analysis of the County's independent projections of housing units needed to accommodate growth in the unincorporated area, 1984-1990, is SCAG-82 modified (adopted February, 1985). This analysis reveals that the County's estimate of housing need, while about 7,000 units in excess of SCAG's Growth Forecast, is essentially reasonable and acceptable.

We also note that the distribution of growth within the unincorporated portions of the County's RSAs varies from that in SCAG-82 modified.

Sincerely,

CLINTON F. ROSEMOND
Regional Planner

CFR:wp7

U.C. BERKELEY LIBRARIES



C124892374

